

MINUTES
Board of Equalization and Review
December 16, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine
Reg Morgan (arrived 1:45)

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 Wednesday, December 16, 2009.

Yangchao Si 764987

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction. The owner presented documentation related to the average rate per square foot for sold homes in her neighborhood.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to adjust the number of bath fixtures to seven. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Peggy Phipps 601924

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to change baths to 1.5/3. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Larry Jones 708413

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to remove the design factor. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

John Gallagher 739955

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Barbara Levine motioned to make no changes. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jeffrey Giersbrook 736098

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Reg Morgan motioned to make no changes. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Linda Bailey 302692

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. . After deliberations Jane Sparks motioned to have the out building valuation reviewed on site and to make the appropriate value adjustments with no need to bring back to the Board. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Samuel Wells 444260

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

During deliberations the Board considered all information presented by the appellant. . After deliberations Jane Sparks motioned for no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

West 97th Street Ltd Partners

Hillary Greene-Pae General Partner

724797,724792,724796,724793,724795,724794,724791,741746,741747,713400

The owner stated that all ten of these properties were purchased in 2006 for \$2,185,000 in, as is condition. Per the owner new roofs, new interior and exterior work needed to be made, along with new driveways and etc. Some work has been completed prior to 01/01/2009. The owner also supplied profit and loss statements along with a list of properties currently on the market.

After extensive conversation with the appellant the Board deliberated all the information presented by the appellant. Reg Morgan motioned to apply a market adjustment of -10% to each of the properties. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Roger Stephens (Several Properties)

The owner, Roger Stephens, dropped all appeals except for tracts 266839, 420385, 127595. Since all other appeals were dropped the Board took no action on any of those dropped.

266839

The owner told the Board he had originally built this house, sold it, then bought it back under bid. Per the owner, another house nearby just sold in foreclosure. The owner also supplied a comparative market analysis. The owner thinks the value does not exceed \$160,000.

During deliberations the Board considered all information presented by the appellant. Reg Morgan motioned to change the grade/market factor to B-05 and to increase the physical depreciation to 10%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

420385

The owner supplied a comparative market analysis. Before he bought it the home was built in 1958 with stone pillars.

During deliberations the Board considered all information presented by the appellant. Reg Morgan motioned to apply a 50% economic depreciation to the 30X20 garage and increase the physical depreciation to 39%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

127595

The owner told the Board this is a doublewide that stayed on the market for two years and his purchase price should be reflective of the tax value.

During deliberations the Board considered all information presented by the appellant. Reg Morgan motioned to make no changes. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Marc Serre and Leslie Montana 702591

Mr. Serre compared their home to similar homes within the area. In addition the owner did a study of the per square foot value and told the Board there is higher than all those reviewed. The owners also supplied the board with a market analysis which was developed by the owner and a size estimate of 1,504 heated square feet.

During deliberations the Board considered all information presented by the appellant plus the Board considered other valuations and sales and the presence of a 2005, 544 square foot addition. Reg Morgan motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Youmci Xie 761046

Ms Xie is concerned that the basement was not original to the construction but was constructed by a previous owner and is not finished.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to send an appraiser to review the basement area and the basement finish. Not necessary to bring back to the Board. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Ray Colley 435840

The above did not show for his appointment. Jane Sparks motioned for no change, but should the 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 4:28.

Ayes: 3
Noes: 0

Jane Sparks, Chair

John Smith, Clerk to the Board