

**MINUTES**  
**Board of Equalization and Review**  
**December 08, 2009**

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

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

Jane Sparks called the meeting to order at 1:00 p.m. on Tuesday, December 8, 2009.

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**Alfred Field 720195**

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. Mr. Field had several issues including what he explained is a decline in asking prices, and sale prices, plus part of the home was finished non-professionally by the owner.

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Barbara Dean 701482**

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 wrote concerning a nearby home that is currently on the market and not selling.

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

**Cary Levine 707318**

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. Ms. Levine provided tax data on most of the houses around her which she believes demonstrates an inequity in her tax value..

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**George Henry 726667**

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. Mr. Henry supplied the Board with a comparative market analysis.

During deliberations the Board considered all information presented by the appellant. After review Jane Sparks motioned to have an appraiser visit the property, review the issues presented, and make the proper adjustments, with no need to bring back to the Board. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Richard Woods 706729**

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 provided recent purchase information along with comparable sales and listings.

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 change. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Michael Fastenberg 713728**

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 provided other homes, from nearby, which had sold and wrote of the condition of the home.

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 make no change. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Dell Little 703401**

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 provided a 2009 appraisal and pictures.

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 change the physical depreciation to 34% and to make no further changes. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Dencan Norwood 709397**

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 supplied information on nearby properties.

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Linda Mews 709695**

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. Ms. Mews provided sales of nearby homes and photographs of the subject and wrote of flood zone issues.

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 change the physical depreciation to 33%. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**US Bank National Association 753807**

This property was appealed by an after 01/01/2009 buyer. The buyer was not present but asked that the documentation supplied be reviewed and considered by the Board as a basis for value reduction. The buyer appealed on purchase basis.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. The condition of the property was reviewed as well. Barbara Levine motioned to have an appraiser visit the property and review the condition making the proper adjustments. Per the motion it is not necessary to bring the appeal back to the Board for further review. Margaret Brown seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Dickson Family Limited Partnership 759349**

The owner was not present but asked that the documentation concerning the flood plain 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 the land adjustment from T-05 to T-50. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

**Frederick Burns 719597**

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 Margaret Brown motioned to change the number of baths to one and the number of bedrooms to two. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Roger and Jane Madison 714210**

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 owners wrote concerning land value and house value equity issues.

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 have an appraiser visit, review, and make appropriate adjustments with no need to bring back to the Board. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Philip Rego 703050**

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. Mr. Rego provided a comparative market analysis.

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Robert Antliff and Patricia Leighten 716332**

The owners were not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction. The owners provided nearby home sales

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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**Anthony Wanjau 752824**

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. Mr. Wanjau wrote concerning neighborhood issues.

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 change. Margaret Brown seconded the motion and the motion carried.

Ayes: 3

Noes: 0

**Denean Tucker 700813**

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 expressed her concern that her property is valued inconsistently with similar properties.

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 make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

**Marsha Johnson 739260**

Per Ms. Johnson the primary issue was the valuation of the land as compared to neighbors. Ms. Johnson also supplied an April 2009 sale as a value comparison and spoke of the low quality level of construction and condition of the home. The owner asked that the Board send an appraiser to field review the condition.

During deliberations the Board considered all information presented by the appellant. Jane Sparks motioned to remove the zero valued out building and to send an appraiser to inspect and make the appropriate changes with no need to bring back to the Board. Margaret Brown seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Melvin Jones 402346**

Mr. Jones added on 340 sq feet to a 1953 built home and stated that in comparing his home to neighbors he feels he is over valued. The owner was also concerned with the value of his land.

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 remove the building section "B" and to change the PR to an OP and to change the year to 1953 and the number of bedrooms to three. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Wendy Ransbury 765640**

Ms. Ransbury supplied the Board with several appraisals.

The Board reviewed the building data with the owner. The Board also considered area sales along with all the 2008 appraisals supplied. Jane Sparks motioned to make no change. Margaret Brown seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Robert Shuping and Connie 734531**

Ms. Shuping supplied the Board with a list of other houses in the area and explained to the Board that houses in her area are not selling. She also explained that the house was built by her husband and due to some of their decisions the house has an inadequate master closet and laminate kitchen cabinets. Per the owner there have been no major updates but she does have a recent appraisal which she thinks is too high.. The owner asked to have her appeal tabled until December 9, 2009 so that she could supply additional information.

Barbara Levine motioned to table the appeal until December 9, 2009. Margaret Brown seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Showchein Hsieh 708097**

Ms. Hsieh purchased the property in 2005 and stated the indicated four year tax value increase is excessive in her opinion. As support the owner supplied sales that she says indicates a lower tax value. When asked by the Board the owner told the Board this is a rental home with two rental units, the major home section and the auxiliary attached apartment.

The Board reviewed the information along with area sales, and considered related land and building values. Margaret Brown motioned to change the number of baths from three to four and to remove the 00 for the attic area and to change the occupancy code to two. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Tuy Tran 438625**

Mr. and Ms. Tran told the Board the home has not been upgraded and hurricane Fran knocked down many trees.

The Board considered the information presented along with area sales. Margaret Brown motioned no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

**Tuy Tran 435838**

Ms. Tran told the Board that the value of this vacant lot jumped 250%.

The Board considered the information presented. Margaret Brown motioned no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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**Michael Kelly 748913**

**Michael Larson 713381**

**Anil Mavilazhikathu 771616**

**Diane Stabler 739573, 720167, 739570**

The above did not show for their appointments. Jane Sparks motioned that no change be made and that should these owners call prior to the December adjournment then they would be rescheduled and heard. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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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 5:00 pm.

Ayes: 3

Noes: 0

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Jane Sparks, Chair

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John Smith, Clerk to the Board