

MINUTES
Board of Equalization and Review
June 07, 2011

Board Members Present:

Chair: Raymond Atwater
Karen Morrisette
Pam Davis

Staff Members Present: Roger Gunn, Appraiser
Steven Hensley, Appraiser
Nancy Ruske, Recording Secretary

Jericho J Belcher, Kellery Belcher -- PIN 9824346842

Mr. Belcher appeared before the Board to appeal the valuation of the property located at 111 BRAY DR, MEBANE, NC 27302. The current tax value assigned to the property by Orange County is \$209,800. Information provided by the appellant was the HUD Statement for his new home built in 2010 and listing of houses in the area as comparable sales. The sales information was for year 2010. The appellant believes that the assessed value by Orange County does not represent the true market value of his home. The home was built in 2010 and therefore, he would like his house valued at the 2010 value.

After deliberations, the Board considered all information presented by the appellant and the County. They determined that the evidence did not warrant a change and decided to leave value at \$209,800. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

Laurence Sammon -- PIN 9787775678

Mr. Sammon appeared before Board to appeal the valuation of the property located at 125 CHESTNUT RD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$401,700. Mr. Sammon did not provide any data. The appellant states that based on the valuations of the neighboring properties that are similar sized properties and the asking prices on a number of properties currently on the market in the area, that the true market value would be around \$350,000.

During deliberation, the Board considered all information provided by the appellant and the County. Since no information was provided by the appellant to indicate the January 1, 2009 value is incorrect, the Board decided to leave the current value of \$350,000 the same. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

Yunxiang Zhu/Liling Chen -- PIN 9779597804.001

Mr. Zhu appeared before the Board to appeal the valuation of the property located at 1610-A HIGH SCHOOL RD, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$212,104. The appellant provided comparable sales of similar condominiums for the years 2007 and 2008. Mr. Zhu stated that he refinanced his home in April of 2010, and his loan was based on a bank appraisal of \$195,000. The appellant believes that the bank appraisal better represents the true market value rather than the Orange County tax value of \$212,104,

During deliberations, the Board considered all information including the sales comparisons and 2010 appraisal which was provided by the appellant, as well as information provided by the County. The Board determined that there should be no change. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

Max Shepherd -- PIN 9788049284

Mr. Shepherd did not personally appear before the Board. The appellant appealed the valuation of the property located at 601 S MERRITT MILL RD, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$156,700. The appellant believed that the property value was too high. No information was provided by Mr. Shepherd.

During deliberations, the Board considered all information presented by the County. The Board determined that since no data or information was provided by Mr. Shepherd, no changes should be made to the value. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

Max Lloyd - PIN 9798552832

Mr. Lloyd appeared before the Board to appeal the valuation of the property located at 1129 PINEHURST DR, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$962,850. The appellant provided comparable sales from 2008. The appellant states that based on the comparable sales, the value of this property should be \$666,784.

During deliberations, the Board reviewed the information provided by the appellant and County. The Board stated that the comparable sales were different in age and size and that only one comparable sale was usable. The Board decided that there was no need to change the current value. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

James R Dodson -- PIN 9835310576

Mr. Dodson appeared before the Board to appeal the valuation of the property located at 300 SHAMBLEY RD, MEBANE. The current tax value assigned to the property by Orange County \$118,644. The appellant states that the condition of the house inside and outside makes the appraised value too high. The house needs a new roof, there are many plumbing issues, and the house has structural problems as well as many other problems. The appellant provided pictures showing the deterioration of the house.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, the Board determined there was evidence to support a change to the house value. The Board decided to accept a change of 39% depreciation and a removal of one fixture. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

D B ICE RINK-- PIN 9874011009

Mr. James Hopper representing Donna L Freeland appeared before the Board to appeal the valuation of the property located at 339 JA MAX DRIVE, HILLSBOROUGH. The current tax value assigned to the property by Orange County is \$466,800. Mr. Hopper provided a letter of explanation as to why he wanted the value changed. The appellant states that the parcel is landlocked with no recorded right of way (there is less than perfect access). The building has become unusable because of the dangerous condition of the property, and therefore, it is not rentable. This building would be extremely expensive to bring up to code. Also, demolition would be extremely expensive. The appellant states that the property is taxed in excess of its true value.

During deliberation, the Board considered all the information presented by the appellant and the County. The Board decided to change the market adjustment to E-15 and make no further changes due to lack of confirming data. A motion to this effect was made and seconded and the motion carried.

YES: 3

NO: 0

Lewis Greenwald –PIN 9843854623 & PIN 9843861498

Olive Greenwald

Mr. Greenwald appeared before Board to appeal the valuation of the properties located at CHESTNUT RIDGE CHURCH ROAD AND CARRINGTON LANE, EFLAND, NC. The current tax value assigned to the properties by Orange County are: \$768,000 (PIN 9843854623) and \$214,700 (PIN 9843861498). The appellants provided an appraisal report. Mr. Greenwald states that when conservation easements were granted on both properties that the value decreased by \$375,000, whereas, Orange County values showed a decrease of approximately \$145,000. The appellant states that the appraisal for Triangle Land Conservancy included not just land but also buildings.

During deliberations, the Board considered all information presented by the appellant and the County. The appraisal presented only supports the valuation of land, and does not take in to account the value of improvements. The Board determined to make no changes to the current value. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

Momen Wahidi -- PIN 9890335744

Hannah Wahidi

Ms. Hannah Wahidi and her attorney appeared before the Board to appeal the valuation of the property located at 216 SILVER CREEK TRAIL, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$845,353. The appellant provided comparable sales information. The appellant states the property has been assessed twice in the last two years. The appellant states that the neighboring property has a lower tax value than the appellant's home.

During deliberations, the Board considered all information presented by the appellant and the County. The board determined that the evidence provided did not warrant a reduction in current value and decided to make no changes to the current value \$845,353. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

Bhupendra L Sen -- PIN 9870800557

Promila C Sen

Mr. Bhupendra Sen appeared before the Board to appeal the valuation of the property located at 205 CHESAPEAKE WAY, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$371,300. The appellant provided an appraisal report dated May 28, 2010. The appellant states the value of his property is too high.

During deliberations, the Board considered all information presented by the appellant and the County. The Board determined that the evidence did not warrant a reduction in the current value and decided to make no changes. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

Kelly Jones -- PIN 9779384438

Ms. Jones appeared before the Board to appeal the valuation of the property located

at 308 JEWELL DR, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$544,900. The appellant provided comparable sales and listings, all dated after January 1, 2009. The appellant states that the tax value may be higher than the value of his home. The appellant states that the original appraisal provided when she bought the property was incorrect. Also, Ms. Jones feels that the neighborhood is in decline. The appellant wants to understand how the value is determined.

During deliberations, the Board considered all information presented by the appellant and the County. The Board determined that there was evidence that would warrant a reduction to the value of the property. The Board decided to accept a value of \$525,500 based on a field review and subsequent building area corrections. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

B S Lavani -- PIN 98655044145

Mr. Lavani did not personally appear before the Board to appeal the valuation of the property located 529 FORREST ST, HILLSBOROUGH. The current value assigned to the property by Orange County is \$298,748. There was no substantial data provided by Mr. Lavani. The appellant states in his appeal form that because the economy is down and that because both residential and commercial real estate is down 4%, the value of his property is too high.

During deliberations, the Board considered the information submitted by the appellant and the County. The Board determined that the appellant's contention was based on the economy being down and that he is unable to pay taxes. The Board decided to make no change to the current value of \$298,748. A motion to this effect was made and seconded and the motion carried.

Ayes: 3

Noes: 0

Jane Tuohey -- PIN 9778386896.002

Ms. Tuohey did not personally appear before the Board to appeal the valuation of the property located at 100-B PINE HILL DR, CARRBORO. The current tax value assigned to the property by Orange County is \$170,541. The appellant did not provide any data. The appellant states the value is too high.

During deliberations, the Board considered all information submitted by the appellant and Orange County. Since no evidence was presented and all the adjacent units are assessed

equitably, the Board decided to make no changes to the current value. A motion to this effect was made and seconded and the motion carried.

Ayes: 3
Noes: 0

Brian P Goldstein -- PIN 9789697008

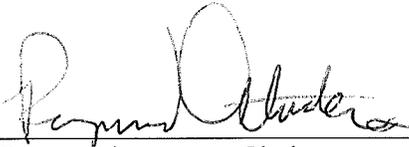
Mr. Goldstein did not personally appear before the Board to appeal the valuation of the property located at 212 COLLINSON DR, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$593,188. The appellant provided comparable sales data. The appellant states that Orange County tax value of \$593,188 is too high.

During deliberations, the Board considered all information submitted by the appellant and the County. The Board determined there was no evidence that would warrant a reduction in value. The Board decided to make no change to the current value of \$593,188. A motion to this effect was made and seconded and the motion carried.

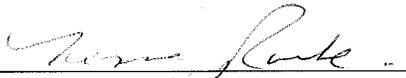
Ayes: 3
Noes: 0

Having heard all the appeals filed for the 2011 tax year and made decisions on all the appeals, Mr. Atwater made a motion to adjourn. Ms. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0



Raymond Atwater, Chair



Nancy Ruske, Recording Secretary
