

**MINUTES**  
**Board of Equalization and Review**  
**June 10, 2009**

Board Members Present: Jane Sparks, Chair  
Jerry Kruter  
Reg Morgan

Staff Members Present: John Smith, Assessor  
Judy Ryan, Deputy Assessor  
Steve Hensley, Staff Appraiser  
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 1:06 p.m. on Wednesday, June 10, 2009.

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**Richal Vanhook**                      **200553**

Mr. Vanhook appeared before the Board to appeal the valuation of his property located at 5902 NC 86N, Cedar Grove, NC. The current tax value assigned to the property by Orange County is \$133,951. The property is a 2.48 acre tract improved with a doublewide mobile home and a cinderblock building which, according to Mr. Vanhook, has a collapsed roof.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion that no change be made to the valuation. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Richal Vanhook**                      **200744**

Mr. Vanhook appeared before the Board to appeal the valuation of his property located at 529 Olin Rd., Cedar Grove, NC. The current tax value assigned to the property by Orange County is \$67,588. Mr. Vanhook purchased the property in 2004 for \$58,000. This is a Section 8 rental house.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that no change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Richal Vanhook**                      **244769**

Mr. Vanhook appeared before the Board to appeal the valuation of his primary residence located at 9202 Walnut Grove Church Rd., Hurdle Mills, NC. The current tax value assigned to the property by Orange County is \$241,171. Because it is in the land use program, the tax is based upon a value of \$192,110. This property is a 4.12 acre tract improved with Mr. Vanhook's primary residence of 1640 SF.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion for a staff appraiser to review whether or not the property still complies with the land use regulations. No change should be made to the valuation. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Richal Vanhook**                      **244768**

Mr. Vanhook appeared before the Board to appeal the valuation of a 72.20 vacant tract of land that adjoins his homesite at 9202 Walnut Grove Church Rd., Hurdle Mills, NC. The current tax value assigned to the property by Orange County is \$359,446. Because it is in the land use program for Orange County, the tax is based upon a value of \$23,038.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that no change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Richal Vanhook**                      **429208**

Mr. Vanhook appeared before the Board to appeal the valuation of his property located at 518 Kenion Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$112,290. This house is a Section 8 rental house.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion that no

change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Pete Schwartz**                      **707106**

Mr. Schwartz appeared before the Board to appeal the valuation of his property located at 1303 Willow Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$326,450. Mr. Schwartz purchased the property in 2008 for \$218,000. The house was built in 1962 and according to Mr. Schwartz is in need of a lot of repair and updating. Mr. Schwartz presented the Board with an engineer's report regarding foundation settlement with an estimate to repair of \$36,500. Mr. Schwartz also presented the Board with photographs showing cracks in the walls and needed repairs.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion to change the physical depreciation from 35% to 50%. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Derek Harrison**                      **713184**

Mr. Harrison appeared before the Board to appeal the valuation of his property located at 2445 Mayberry Ct., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$366,392. Mr. Harrison purchased the property in March 2009 for \$332,000. The appellant's documentation included an appraisal completed February 2009 with a value of \$335,000. Mr. Harrison provided a copy of the MLS sales sheet for the Board's review.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion to remove the design factors from the county record and lower the grade from A+00 to A-05. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Nina Wallace**                      **705775**

Mrs. Wallace appeared before the Board to appeal the valuation of her property located at 808 Kings Mill Rd., Chapel Hill, NC. The current tax value assigned to the property by

**John Proctor**                      **551296**

Mr. Proctor chose not to appear before the Board to appeal the valuation of his property but requested his documentation serve as his appeal. Mr. Proctor's property is located at 2117 Rhine Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$337,726. Mr. Proctor's documentation included an appraisal completed April 2009 with a value of \$321,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that no change be made to the valuation. Reg Morgan seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Velma Louise Perry**                      **704450**

The appellant listed above failed to appear before the Board. Since the appellant presented no evidence, Jane Sparks made a motion that no change be made to the values at this time. Should Ms. Perry request to reschedule prior to Board adjournment, her case can be reconsidered at that time. Reg Morgan seconded the motion and the motion carried

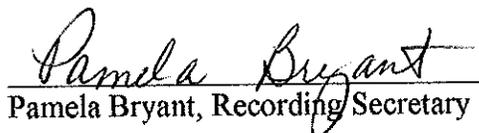
Ayes: 2  
Noes: 0

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Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Reg Morgan seconded the motion and the meeting was adjourned at 3:09 pm.

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Jane Sparks, Chair

  
Pamela Bryant, Recording Secretary