

by Orange County is \$387,756. Mr. Kunduru submitted an appraisal that was conducted on September of 2009. He spoke with his neighbors and found that their property values were a lot lower than his property value. He is contesting the land value stating that his is over valued compared to that of his neighbors. He did not pay any lot premiums for this lot.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. The Board reviewed the surrounding properties that the appellant cited. They determined that based on their review, the property seemed to warrant a reduction in value. Karen Morrissette made a motion to change the adjustment on the land to A-24. This would bring the appellants land value in line with those of the neighborhood. Barbara Lavine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

George Vanberg 773861

Mr. Vanberg appeared before the Board to appeal the valuation of the property located at 706 S CAMELLIA STREET, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 542,021. This property was purchased in June 09 for \$ 525,500. Mr. Vanberg submitted a spreadsheet with information pertaining to the appeal for the Board's consideration. The comps that were provided were from 2009 to current. The appellant stated that they have an unfinished attic. The price per square foot for his property is \$ 207.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The sales of comparable properties were considered. The Board did not find evidence that would warrant a reduction in the current valuation. The comps that the appellant provided were outside of the assessment date. The comps were for a period after January 2009 so they could not be used in this appeal. The Board found that the values were in line with the area. Karen Morrissette made a motion that no change be made to the valuation. Barbara Lavine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Alan MacIntyre 743421

Mr. MacIntyre appeared before the Board to appeal the valuation of his property. This property is a 10.04 acre track of vacant wooded land. The current value assigned to the property by Orange County is \$ 253,209. The creek is now a bog due to the Chapel Hill co-op. There is a flood zone on the property. This parcel only has one build-able site. The appellant tried to sell this property in 2008 -2009.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The sales of comparable properties were considered. The Board did not find sufficient evidence that would warrant a reduction in the current valuation. Raymond Atwater made a motion that no change be made to the valuation. Karen Morrissette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Victor Witt

246761

Mr. Witt appeared before the Board to appeal the valuation of the property located at 2419 WOODS LOOP, HURDLE MILLS, NC. The current value assigned to the property by Orange County is \$ 269,977. The appellant states that this house is almost 15yrs old. There is 312 square foot area over the garage that is unheated. This property is 1.75 acres lot with a creek that has lots of water flow. There was an appraisal done that appraised the property value at \$ 245,000. He had spoken with another realtor that confirmed that his value should be \$ 245,000. He states that he could not get this amount if he were to try and sell this property today.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The appraisal and sales of comparable properties were considered. The Board determined that there was evidence that warranted a reduction in the valuation of this property. Karen Morrissette made a motion to change the LQ (living quarters), the SA (storage area) and remove the heating and air condition. This will reduce the value to approximately \$ 257,771. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Elizabeth Joran

773652

Ms. Joran appeared before the Board to appeal the valuation of the property located at 224 W WINMORE AVENUE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 448,785. This property was purchased in January of 2010 for \$399,000. She presented comps with an appraisal for the board to review. The appraisal was for a value of \$ 410,500 but the comps were all from 2009. She had an informal appeal done but still feels that her property is over appraised.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The appraisal and sales of comparable properties were considered. After deliberation the Board determined that there was not sufficient evidence that would warrant a reduction to the current property valuation. The comps that

the appellant provided were not useable due to the dates of sale being outside the assessment period. Karen Morrissette made a motion that no change be the valuation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Alan and Leah Long **547275**

Ms. Long appeared before the Board to appeal the valuation of the property located at 214 PLEASANT GREEN ROAD, HILLSBOROUGH, NC. The current value assigned to the property by Orange County is \$ 384,910. This property was purchased in the fall of 2006 for \$ 210,000. It is a 1.85 acre lot. There are two structures on this lot. One is the residence and the other is a dance studio. She presented the board with a recent property refinance appraisal dated Nov 2009 with a value conclusion of \$226,000. The property includes a separate dance studio that was completed in 2008 for \$ 82,000. The fee appraisal gave no value to the dance studio. The appellant states that there is a large discrepancy between the cost of the property and the tax valuation.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The appraisal and sales of comparable properties were considered. The Board noted that the dance studio was listed twice, as a dance studio and as a storage shed on the county record card. Barbara Levine made a motion to remove the storage shed from the property card and this would bring the valuation down to approximately \$ 350,000. Karen Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

D& F Investment Properties **302775**

Mr. Graham appeared before the Board to appeal the valuation of the property located at 1111 BROOKHOLLOW ROAD, EFLAND, NC. The current value assigned to the property by Orange County is \$ 201,579. This is a 3.03 acre property with a 2288 square foot residence that was built in 1977. It is currently a rental property. Mr. Graham states that the county has 4 structures on this property. There are only two structures on this property. One is the house and the other is a garage. He says that there was a pool that was filled in over a year ago and a stable that was removed about three months ago. Mr. Graham would like for the Board to reduce his property value to \$ 150,000.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. Barbara Levine made a motion to remove pool. Karen Morrissette seconded the motion and the motion carried. Ms. Levine also requested that the county make a notation to remove the stable for 2011.

Ayes: 3
Noes: 0

Glenn Reside **758421**

Mr. Reside appeared before the Board to appeal the valuation of the property located at 113 GRAYLYN DRIVE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 813,694. Mr. Reside presented additional information for the Board to review. HE states that his property value has been adjusted twice in 2009, once for an informal review and then by the 2009 Board of Equalization and Review. He is questioning the reason for the increase in value.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The Board requested staff to review the prior year appeal and bring the information back for consideration on June 30th.

Karen Corwin **727836**

Mr. and Mrs. Corwin appeared before the Board to appeal the valuation of the property located at 7 ST JAMES PLACE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 546,544. The appellants stated that they did not get an appraisal but actions outside the property have affected the salability of their property. They state that their property value has been impacted due to the removal of the trees and future construction of a road thirteen feet behind their property line. They have communicated with the neighboring property owner to erect a fence and block the road noise. They stated that a realtor commented that the properties have not been selling in this neighborhood due to the noise level from the road after the trees were removed.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. Additionally, they reviewed NCGS 105-287 which states that the assessor has the authority to amend valuation in a non-revaluation year for a limited number of reasons. The Board felt that the general statutes did not identify this particular situation but that the market value of the property had been compromised because a road is now being constructed directly behind the subject property. The Board was not able to identify the amount of value impact caused by the road due to the unique nature of the situation. The appellants, during their appeal, gave estimates of 200,000+ reductions in marketability. Mr. Atwater made a motion to make a market adjustment of 10%. Ms. Levine seconded the motion and the motion carried

Ayes: 3
Noes: 0

Mary Zimmerman **709914**

Ms. Zimmerman appeared before the Board to appeal the valuation of the property located at 804 CHURCHILL DRIVE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 344,102. The appellant submitted a packet to the board for review. She states that the property only has 3 baths not 3.5 as county states. She is appealing because her house has not been renovated. One issue is the siding, she estimated that the cost to replace the Masonite siding would be 30,000 to 40,000. She has had to replace the French doors on the back of her house. The house needs to have interior and exterior painting, estimated at \$ 6,000. The appliances need to be replaced, the cabinets are original, and the hardwood floors are in a state of disrepair and are unfinished. The bathroom has been updated but not recently. The driveway needs to be replaced. The decks need to be replaced. This property needs to be renovated. The railing in the front porch needs repair. She is the sole owner of this property. She is a public school teacher. She presented the board with comps from 2008. There are also three properties with more square footage than her property and they are valued below her property. She is stating that that her property is over assessed. An appraisal that was preformed in 2009 assessed the value at \$318,000.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. All surrounding properties were reviewed for grade and depreciation. All surrounding properties grades were comparable to the subject property and the applied depreciation seemed adequate. Ms. Morrissette made a motion to change the number of bathrooms to 3 and to make no other changes. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Tom Finn **765596**

Mr. Finn appeared before the Board to appeal the valuation of the property located at 301 FAISON ROAD, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 941,107. Mr. Finn stated that he made some minor improvements to the property at a cost of 7,000 to 10,000 after his purchase. He purchased the property in late 2007 for \$970,000 and the appraised value was approximately \$30,000 less than his purchase price. Mr. Finn stated that his family was moving to the area and was under duress to purchase a property and feels he paid in excess of the property value.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The subject property seemed to be graded correctly compared to similar properties in the area. Mr. Atwater made a motion to make no change to the value. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Gabrielle Tarrazi **709117**

Ms. Tarrazi chose not to appear before the Board and wanted to have her documents serve as her appeal. She is appealing the valuation of the property located at 400 GARY RD CARRBORO, NC. The current value assigned to the property by Orange County is \$ 270,954. This property was purchased in 2005 for \$ 250,000. The appellant had an appraisal conducted in 2010.

During deliberations, the Board considered all information presented by the appellant and that which was presented by the county. The subject property seemed to be graded correctly compared to similar properties in the area. Mr. Atwater made a motion to uphold the county valuation. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Robin Wells **636914**

Ms. Wells chose not to appear before the Board, but asked that her documentation serve as his appeal. The property's legal description is #7 JAMES TRICE HRS P49/50 The current value assigned to the property by Orange County is \$79,349. The property contains 11 acres. The deed cites that it is in a repair area for septic and water easement for a neighboring property. The appellant states that the entire parcel is not usable.

During deliberations, the Board considered all information presented by the appellant and the county. They determined that this property will not perk. Barbara Levine made a motion to do an 85% economic adjustment to this property. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Baiming Zou **754897**

Mr. Zou chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located at 100 MIDDLEBROOK COURT, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$468,557. The appellant noted that his property tax evaluation is highly overestimated and unreasonable. They compared houses sold in their community within the last six months and they were listed with lower values then his property. They also hired a licensed appraiser for an estimate on their house. The appraisal report has the property market value at \$ 423,000. They believe that the county's estimate is excessive.

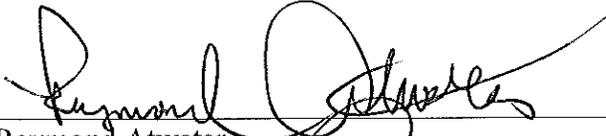
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During deliberations, the Board considered all information presented by the appellant and the county. After the Boards deliberation, they determined that there was sufficient evidence to warrant a reduction to this property value. Barbara Levine made a motion to change the grade to A+ 20. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Samuel Bronson 374109 no show

Having heard all the appeals scheduled on this date, Raymond Atwater made a motion to adjourn this meeting. Ms. Levine seconded the motion and the meeting was adjourned at 6:00 pm.


Raymond Atwater


Scherri Robinson, Recording Secretary