MINUTES
Board of Equalization and Review
June 18, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Barbara Levine

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

Ms. Sparks called the meeting to order at 1:05 p.m. on Thursday, June 18, 2009.

Charles & Lynn Hicks 704167

Mr. and Mrs. Hicks appeared before the Board to appeal the valuation of their property located at 234 McCauley St., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $869,244. Mr. & Mrs. Hicks purchased the home in 2003 for $675,000. The appellants are aware that the valuation has been adjusted downward during the informal appeal process from $959,910 to $869,244. Mr. Hicks elaborated on several charts comparing the valuations of properties on his street with his valuation. He pointed out that the sections of the building are incorrect on the tax card causing the valuation to be excessive.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to table this property until staff has had an opportunity to re-key the building. The correct value will be brought before the board and deliberated on by the Board at that time. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Anne Lutes 602175

Ms. Anne Lutes appeared before the Board to appeal the valuation of her property located at 9304 Coachway, Chapel Hill, NC. The current tax value assigned to the property by Orange County is $224,396. Ms. Lutes is aware that the valuation was adjusted upward from $224,341 upward to $224,396 during the informal appeals process due to the discovery of a porch not recorded on county records. The appellant wishes to pursue reduction in this valuation. Ms. Lutes presented an appraisal completed February 2009 with a value of $200,000.

Ayes: 3
Noes: 0

Harrison Smith 709719

Mr. Smith appeared before the Board to appeal the valuation of his property located at 1413 Wildwood Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $300,823. Mr. Smith purchased the property in 2004 for $232,000. Mr. Smith presented several MLS listing sheets for properties in his neighborhood that have sold.

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

Ayes: 3
Noes: 0

Gregory Gangi 773402

Mr. Gangi appeared before the Board to appeal the valuation of his condominium located at 179 Viburnum Way, Carrboro, NC. The current tax value assigned to the property by Orange County is $240,154. Mr. Gangi purchased the property in 2007 for $241,000. The actual base price of the property was $205,000, but the sales price is higher due to upgrades and energy efficient features Mr. Gangi chose to include in the total purchase price.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that staff correct the grade of all condo units in this complex to B+00. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lynn Merritt 772669 & 772670

Ms. Lynn Merritt appeared before the Board to appeal the valuation of two tracts of land. Tract 772669 is an improved tract of 9.77 acres with a tax value of $295,628. Tract 772670 is an improved tract of 10.11 acres with a tax valuation of $486,479. At the time Ms. Merritt built her new home on Tract 772670, neither of the tracts would perc for a septic sytem. She did, however, obtain approval for a surface strip irrigation system. The system's total cost was $57,024. This is a highly monitored system that takes up much of the excess land on both tracts. The sytem is non-transferable and should the

property be sold, a new owner would have apply to the State to continue use of the system.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that the land adjustment on both tracts 772669 and 772670 be changed from A-05 to A-50 to adjust for the land being unbuildable. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Hedi Liu 770120

Ms. Liu appeared before the Board to appeal the valuation of her property located at 217 Beringer Pl.,Chapel Hill, NC. The current tax value assigned to the property by Orange County is $307,493. Ms. Liu purchased the property in 2008 for $275,000. Documentation included two appraisals, one completed October 2008 with a value of $308,000, and one completed March 2009 with a value of $290,000. Ms. Liu is aware that the valuation of her property was lowered from $317,540 to $307,493 during the informal appeal process.

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. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Joseph & Shipley Jenkins 773197

Mr. and Mrs. Jenkins appeared before the Board to appeal the valuation of their property located at 101 Village Gate Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $926,107. The Jenkins purchased the property in 2007 for $855,500. The appellants are aware that the valuation was lowered during the informal appeal process from $1,011,168 to $926,107, but wish to pursue further reduction in value. Documentation included a current appraisal with a value of $750,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to add a 10% downward adjustment to the land. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mary Wiley 438264

Ms. Wiley appeared before the Board to appeal the valuation of her property located at 312 Gwen Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is $328,771. Ms. Wiley is aware that the valuation was increased during the informal appeal process from $239,000 to $328,771, but wishes to pursue further reduction in value. Ms. Wiley has an appraisal she wishes the Board to review.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to table any discussion regarding this property until an appraisal is received from Ms. Wiley. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Richard Thompson 767143

Mr. Thompson appeared before the Board to appeal the valuation of his property located at 112 Ironwood Pl., in the Stoneridge Subdivision in Chapel Hill, NC. The current tax value assigned to the property by Orange County is $511,989. Mr. Thompson purchased the property in 2002 for $367,500. The appellant believes the value to be between $425,000 and $465,000. His house is 2344 square feet with 2.5 baths. Mr. Thompson provided a list of comparables sales and listing from his subdivision.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to send a staff appraiser to see the house and bring back a recommendation of value to the Board. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Beth & Francois Costes 703957

Mr. and Mrs. Costes appeared before the Board to appeal the value of their property located at 375 Tenney Cr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $553,364. The Costes are aware that the valuation was decreased during informal appeals from $581,810 to $553,364, but wish to pursue further reduction in value. The appellants purchased the property in 1997 for $242,000. Mr. & Mrs. Costes believe the land value of $385,278 is excessive. The documentation included a chart comparing tax values of land for neighboring properties. Mr. and Mrs.

Costes major complaint was regarding their home. It is in very poor condition and has a lot of deferred maintenance.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to change the physical depreciation from 35% to 50% and remove the two fireplaces, which are not functional. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Donald Efland 300401

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 value at this time. Should the appellant request to reschedule prior to Board adjournment, the case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Jerry Kruter seconded the motion and the meeting was adjourned at 5:45 pm.

Jane L Sparks
Jane Sparks, Chair

Pamela Bryant
Pamela Bryant, Recording Secretary