

MINUTES
Board of Equalization and Review
June 24, 2010

Board Members Present:

Chair: Tom Heffner
Raymond Atwater
Jennifer Marsh

Staff Members Present: Judy Ryan, Deputy Assessor
Steve Hensley, Appraiser
Scherri Robinson, Recording Secretary

Tom Heffner called the meeting to order at 1:00 p.m. on Thursday June 24, 2010.

Johnathan Kilaru 767986

Mr. Kilaru appeared before the Board to appeal the valuation of his property located at 2008 TUSCANY DRIVE, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 737,282. This property was purchased in May of 2010 for \$ 550,000. It is 2 acres lot improved with a 3672 square foot residence. He also presented the board with a spreadsheet of the trends that have been happening to the real estate market in North Carolina. This was a foreclosure transaction. There was an informal appeal done in 2010 and the value was dropped.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board feels that the land value is fair and equitable. Mr. Heffner made a motion to decrease the value to approximately \$700,000 and change the depreciation to 9% due to the property condition. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

James Nelson Ford Jr 702142

Mr. Ford appeared before the Board to appeal the valuation of his property located at 119 TAYLOR STREET, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$199,928. Mr. Ford's last appraisal in 2005 had the property valued at \$100,000. He states that during the revaluation, his property was assessed at \$225,997. He had an informal appeal to have his value reduced. At that time it was reduced to the current assessed value. Mr. Ford feels it is still over 100% of the last county appraisal. The appraisal was conducted to obtain a FHA reverse mortgage in October 2009 with a value conclusion of \$175,000. The appellant stated that there have not been

improvements to the property. This property was built in 1961. It is in need of a lot of repairs.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board did not find anything that would warrant a reduction in the current valuation. They determined that the current valuation was in line with the values of the surrounding neighborhood. Mr. Heffner made a motion that no change be made to the valuation. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Jacob & Good Pasture 737868

Mr. Jacob, Ms. Good Pasture and Mr. Cohan appeared before the Board to appeal the valuation of the property located at 7623 TALBRYN WAY, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 923,255. They believe that the fair tax value for this property should be \$ 729,300. This property is a 10.39 acres parcel improved with a 3792 square foot residence. The appellants state that it was hard for them to establish an offer for their purchase in May 2010. They paid \$735,000. They felt that their property was being diminished due to the fact that it was on the market for so long. They presented the board with comps. They purchased the property for 735,000. The original listing price was \$ 1,375,000. The property has an elevator and garage.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board determined that the appellants presented sufficient evidence to warrant a reduction to the property valuation. Mr. Heffner made a motion to change the grade of the property. Add a design factor for an elevator and adjust to get the total value to approximately \$ 850,000. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

W Sands Hodgood 701202

Mr. Hodgood appeared before the Board to appeal the valuation of the property located at 303 RIDGECREST DRIVE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 399,778. Mr. Hodgood presented the Board with photographs to show that the house has not kept up with the comparable houses in the neighborhood. The appellant states that the kitchen includes the original cabinets, and non-insulated single pane windows. The appellant went on to describe that the electrical outlets that are all two prong, non-grounded outlets. He states that there is the original 1950s insulation in the attic and walls. He is requesting a reduction of the valuation to \$

300,000. This property has an apartment in the basement that is being rented out for \$ 500 a month.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board determined that the appellants presented sufficient evidence to warrant a reduction to the property valuation. Mr. Atwater made a motion to change the physical depreciation to 30%. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Mary Johnson **702990**

Ms. Johnson appeared before the Board to appeal the valuation of the property located at 936 SHADY LAWN EXT. CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 277,355. None of the land will percolate. This property burned down two years ago and the appellant put up a modular home about 6 months after the fire. She inquired as to how her tax bill could have increased if there was no property there. There is no water and sewer on this property. Ms. Johnson stated that even though this property does not perk, they were still able to put a modular home on the land because it was grandfathered in. They purchased the modular home with garage for \$ 164,000.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board determined that the appellants presented sufficient evidence to warrant a reduction to the property valuation. Ms. Marsh made a motion to change the grade to C+0 on the house and A-40 on the land. Mr. Heffner seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Lee Benjamin **763982**

Mr. Benjamin appeared before the Board to appeal the valuation of the property located at 200 WEATHERVANE DRIVE, CARRBORO, NC. The current value assigned to the property by Orange County is \$ 482,282. Mr. Benjamin feels that the value of this property is over assessed compared to the values in his neighborhood. The appellant had an informal appeal but no reduction was made to the valuation. He got an appraisal that valued the property at \$ 395,000. He feels that this is a significant different than that of the county value. In the appraisal, the square footage was 2299 and there was a finished attic. The comps from the appraisal were not from dates prior to the reval date and could not be used. The appraisal did show that there was a difference in the square footage compared with the measurement of the county.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board determined that the appellants presented sufficient evidence to warrant a reduction to the property valuation. Mr. Heffner made a motion to change the story height to a 2-story residence with a 100% finished attic. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Michael Kelley

748913

Mr. Kelley appeared before the Board to appeal the valuation of the property located at 205 UKIAH LANE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 789,854. The appellant stated that he submitted an appraisal of his property in April of 2009 using comps from 2008 for the purpose of this re-valuation appeal. The appellant states that the appraisal estimates a fair market value of \$ 650,000.

During deliberations, the Board considered all information presented by the appellant and 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. Mr. Heffner made a motion that no change be made to the valuation. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

David Mills

374018

Mr. Mills appeared before the Board to appeal the valuation of the property located at 421 MOURNING DOVE COURT, MEBANE, NC. The current value assigned to the property by Orange County is \$ 205,971. The appellant noted that there was an appraisal done when they purchased the property. They presented this information along with comps from 2008 for the Board to review. This appraisal has the property valued at \$ 164,000. The property was purchased in May of 2009 for \$159,000. Mr. Mills also states that the county measured more square footage recorded for this property than the actual measurement.

During deliberations, the Board considered all information presented by the appellant. 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. The Board had directed the Staff to do a site visit to get the correct measurements of the property and bring back. Information will be brought back for the Board's consideration on June 30.

Mr. Sullivan appeared before the Board to appeal the valuation of the property located at 501 HIGHGROVE DRIVE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 462,593. The appellant is appealing a discovery of an improvement (detached garage) previously omitted from the tax roll. This improvement has not been listed for taxation prior to 2010 and therefore has no been taxed. Pursuant to General Statutes 105-312, the Orange County Assessor has discovered and appraised the improvement on the property. They are building a screened in porch. They are appealing the penalty on the discovery. Mr. Sullivan referenced several properties that were the same floor plan and noted that the values of the properties were varied.

During deliberations, the Board considered all information presented by the appellant and the county. Mr. Heffner made a motion for county staff to review the referenced properties and bring the information back for the board to review on June 30. Mr. Atwater seconded that motion and the motion carried.

Ayes: _____

Noes: _____

Larry McMullen

705852

Mr. McMullen appeared before the Board to appeal the valuation of the property located at 315 LINDSAY STREET, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 179,048. The appellant stated that he had foreclosed on this property and is planning for the Chapel Hill fire department to do a controlled burn on this property due to its condition.

During deliberations, the Board considered all information presented by the appellant and the county. Mr. Atwater made a motion for county staff to visit the property and review the deferred maintenance and bring the information back to the board on June 30. Mr. Heffner seconded the motion and the motion carried.

Ayes: _____

Noes: _____

Larry McMullen

701905

Mr. McMullen appeared before the Board to appeal the valuation of the property located at 303 BROAD STREET, CARRBORO, NC. The current value assigned to the property by Orange County is \$ 140,839. The appellant states that this is a vacant property. Mr. McMullen has foreclosed on this property and plans to do some renovations. He also says that the cost to renovate this property would be approximately \$50,000. He estimated that he could charge \$1,200 per month rent after renovation.

During deliberations, the Board considered all information presented by the appellant and the county. Ms. Marsh made a motion for county staff to visit the property and review the

deferred maintenance and bring the information back to the board on June 30. Mr. Heffner seconded the motion and the motion carried.

Ayes: _____

Noes: _____

Virginia Brown

764132

Ms. Brown appeared before the Board to appeal the valuation of the property located at 103 DRISKEL COURT, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 653,248. The appellant appeal states that she can cite evidence that the Tax Office's current market value of her property is an inflated value. Ms. Brown claims that the land value of her personal property increased from \$ 145,783 to \$ 250,164 from the previous revaluation. She also notes that a significant portion of her lot, 17%, is restricted due to an OWASA easement. Additionally, she states, that the roof water from three houses on Simmerville drains onto her land. Ms. Brown is requesting that the Board decreases her valuation to around \$ 600,000.

During deliberations, the Board considered all information presented by the appellant and the county. All surrounding properties were reviewed for grade and depreciation. The Board determined that the appellant had sufficient evidence to warrant a reduction to the property valuation. Ms. Marsh made a motion to adjust an additional 10% to the land and adjust the grade of the property to get the value to approximately \$ 580,000. Mr. Atwater seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Robert Short

743435

Mr. Short chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located 2414 SCENIC VIEW DRIVE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 689,893. The appellant's appeal documents state that when considering selling the property he had a comparative market analysis done in October of 2009 and also in May of 2010. He stated that in both analyses the property values are far below his tax value.

During deliberations, the Board considered all information presented by the appellant and the county. All surrounding properties were reviewed for grade and depreciation. The Board determined that the appellant had sufficient evidence to warrant a reduction to the property valuation. Mr. Atwater made a motion to do a 20% economic adjustment on the carriage house. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Bill Faison

269766

Mr. Faison appeared before the Board to appeal the valuation of the property located at 305 TRIPLE CREEK DRIVE, EFLAND, NC. The current value assigned to the property by Orange County is \$ 630,415. The appellant purchased this property in September of 2009 for \$ 535,000. He feels that the value is too high and is requesting that Board reduces his value to \$ 580,000. The appellant also noted that he had renovated the property in November of 2010 for a cost of \$ 45,000. The appraisal that the appellant had conducted after the renovation concluded a value of \$580,000. The renovation included adding an additional bedroom.

During deliberations, the Board considered all information presented by the appellant and the county. A field review was conduct prior to the appeal and the Board determined that there was sufficient evidence to warrant the change in valuation. Ms. Marsh made a motion to change the story height of the residence from 1.5 to 1.7 and adjust the grade to B+15. This should decrease the valuation to approximately \$ 580,000. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Anne Neal

704997

Ms. Neal chose not to appear before the Board, but asked that her documentation serve as her appeal. The property is located at 212 SEVERIN STREET, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 239,963. This property was purchased in December of 2009 for \$ 224,000. Ms. Neal sent in an appraisal and analysis for the Board to review.

During deliberations, the Board considered all information presented by the appellant and 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. Mr. Heffner made a motion that no change be made to the valuation. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Raymond Cormier

760094

Mr. Cormier chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located at 237 Stable Road, Carrboro, NC. The current value assigned to the property by Orange County is \$ 406,237. The appellant stated, in his appeal, that the present economic down turn neither warrants nor justifies a 40 percent increase in the assessed value of their home. The appellant submitted a

comparative market analysis from two local realtors that the true market value for this property was closer to \$ 315,000. He also indicated that the property only has 3 baths instead of the 3.5 baths as noted in the county records.

During deliberations, the Board considered all information presented by the appellant and 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. Mr. Heffner made a motion to adjust the bathroom count and that no additional changes be made to the valuation. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Sylvia Edgerton

714017

Ms. Edgerton chose not to appear before the Board, but asked that her documentation serve as her appeal. The property is located at 639 Kensington Drive, Chapel Hill, NC. The current value assigned to the property by Orange County is \$ 624,500. Ms. Edgerton has an appraisal and is the seller of this property via short sale for \$ 540,000 with a closing date of June 2010. She says that the current value is \$ 90,000 higher then the sale price. The appellant feels that the appraisal should be the same as the sale amount. The appellant paid \$ 640,000 in 2007.

During deliberations, the Board considered all information presented by the appellant and 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. Mr. Heffner made a motion that no change be made to the valuation. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Clyde Hodge

764040

Mr. Hodge chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located at 104 Glenhaven Drive, Chapel Hill, NC. The current value assigned to the property by Orange County is \$ 765,538. The appellant appeal states that his property should be valued at \$ 688,500 based on comparable real estate sales from Zillow.com. He is requesting that the Board decreases his valuation to \$665,000.

During deliberations, the Board considered all information presented by the appellant and the county. The appraisal and sales of comparable properties were considered. The Board determined that the appellants presented sufficient evidence to warrant a reduction to the property valuation. Mr. Heffner made a motion to adjust the grade and the depreciation to

get the value to approximately \$ 750,000. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Kah Eng Pua **745845**

Mr. Pua chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located at 112 Riverbirch Pointe, Carrboro, NC. The current value assigned to the property by Orange County is \$ 257,539. The appellant feels that their property is over assessed compared to the neighboring properties. He is requesting that the Board reduces his valuation to \$ 229,000.

During deliberations, the Board considered all information presented by the appellant and 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. Mr. Heffner made a motion that no change be made to the valuation. Ms. Marsh seconded that motion and the motion carried.

Ayes: 3
Noes: 0

Dan Murphy **27278**

Mr. Murphy chose not to appear before the Board, but asked that his documentation serve as his appeal. The property is located at 611 Churton Grove Blvd, Hillsborough, NC. The current value assigned to the property by Orange County is \$413,068. This property was purchased in September of 2009 for \$ 325,500. The appellant's appeal documents contained the purchase appraisal which has the property appraised at \$ 350,000. The documents that the appellant provided claim that the average square footage for this area is \$120.00 per square foot.

During deliberations, the Board considered all information presented by the appellant and the county. The Board determined that the supporting values show that the rate is in line with that of rates of the area. Mr. Atwater made a motion that no change be made to the valuation. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

<u>Terry Swain</u>	<u>600207</u>
<u>Tammy McHale</u>	<u>202264</u>
<u>Kamla Sawh</u>	<u>373103</u>

The appellants listed above failed to appear before the Board. Since the appellants presented no evidence, Tom Heffner made a motion that no change be made to the values at this time. Should these property owners request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Raymond Atwater seconded the motion and the motion carried

Ayes: 3
Noes: 0

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



Tom Heffner, Chair



Scherri Robinson, Recording Secretary