

**MINUTES**  
**Board of Equalization and Review**  
**June 25, 2009**

Board Members Present: Jane Sparks, Chair  
Jerry Kruter  
Margaret Brown

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 1:00 p.m. on Thursday, June 25, 2009. Jane Sparks made a motion to approve the minutes from Tuesday June 9, 2009. Jerry Kruter seconded the motion and the motion carried.

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**Nancy Jane Rose    770927**

Ms. Rose is disabled and her husband appeared before the Board to appeal the valuation of her condominium located in the Hilltop Condominium complex in Meadowmont at 634 Barbee Chapel Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$604,675. Mr. Rose questioned the disparity between the values in the complex and believes there may be an error in his wife's valuation. He also compared his unit with 633 Barbee Chapel Road, a unit next door that sold for \$589,000± in May 2009.

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 field appraiser to check Section B of this unit to see if it is AA or OP and make appropriate changes based on findings. This will not have to come before Board again. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Ronald Markunas    705024**

Mr. Markunas appeared before the Board to appeal the valuation of his property located at 1100 Sourwood Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$445,528. Mr. Markunas purchased the property in 1998 for \$295,000 and there have been no improvements or upgrades. Documentation included an appraisal dated March 2009 with a value of \$396,000 and a listing sheet for 1109

Sourwood Circle, which is currently on the market for \$450,000. Per the owner, there is some deferred maintenance.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to change the grade from A+10 to A+00. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Sally Efird 700274**

Ms. Efird chose not to appear before the Board but asked that her documentation serve as her appeal for her property located at 119 High St., Carrboro, NC. The current tax value assigned to the property by Orange County is \$253,288. Ms. Efird feels her valuation is excessive, but offered no supporting documentation.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. The Board looked closely at neighboring homes and considered their grade and size, comparing with Ms. Efird's property. Jerry Kruter made a motion to ask Ms. Efird if she would allow a staff appraiser to do a site review of her property. If Mrs. Efird agrees, the appraiser is instructed to review and make appropriate changes based upon finding. This will not need to come before the Board again. Jane Sparks seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Mary Parmer 713126**

Ms. Parmer and her daughter Mary Kathryn Kroening appeared before the Board to appeal the valuation of Ms. Parmer's property located at 1014 Burning Tree Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$520,541. Ms. Parmer's complaint is regarding flooding issues at the rear of her property that have not been corrected by the Town of Chapel Hill and have continued to worsen over time. Ms. Parmer presented pictures showing flooding in the rear of her property. Per the owner, much of the flooding is due to improvements made by the Meadowmont community golf course behind Ms. Parmer's home, and the storm water creek near her home.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. After reviewing the property record card, Jane Sparks made a motion to increase the physical depreciation on the garage from

5% to 25% with no further adjustments to value. Margaret Brown seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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<b>Terry Adams</b>	<b>432804</b>
<b>Zaio Ju Zie</b>	<b>708495</b>
<b>Karl Klingel Smith</b>	<b>747390</b>
<b>William Vierra</b>	<b>643019</b>
<b>Peter Caprioli</b>	<b>175172</b>
<b>Ina Scott</b>	<b>643654</b>
<b>Edgardo Garcia</b>	<b>740132</b>
<b>Mike Jones</b>	<b>719622</b>
<b>Timothy Turvey</b>	<b>701988</b>
<b>Peter Henry</b>	<b>742846</b>
<b>Tom Clark</b>	<b>740803</b>
<b>Mary Terry</b>	<b>403875</b>

The appellants listed above failed to appear before the Board. Since the appellants presented no evidence, Jane Sparks made a motion that no change be made to the value at this time. Should the appellant's request to reschedule prior to Board adjournment, their case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried

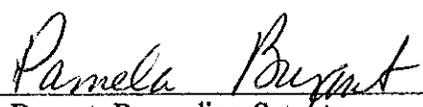
Ayes: 3  
Noes: 0

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Having heard all the appeals scheduled on this date, Jane Sparks made a motion to adjourn this meeting. Jerry Kruter seconded the motion and the meeting was adjourned at 3:36 pm.

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Jane Sparks, Chair

  
Pamela Bryant, Recording Secretary