

MINUTES
Board of Equalization and Review
June 03, 2010

Board Members Present:

Chair: Tom Heffner
Raymond Atwater
Jennifer Marsh

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

Tom Heffner called the meeting to order at 1:00 p.m. on Thursday June 3, 2010.

Larry Rogers 200472

Mr. Rogers appeared before the Board to appeal the valuation of his property located 5500 CORBETT RIDGE ROAD, MEBANE, NC. The current value assigned to the property by Orange County is \$ 1,274,147. This property has 184.36 acres. Mr. Rogers want to have the Board give an explanation as to why the values went up from \$ 788,000 in 2005 to the current value. He knows that there was an increase in market and use values but how and why did his value go up so high. The Board explained about the valuation processes that the County uses to assess values on properties.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed similar properties and found that the valuation was in line with that of region for properties of this nature. Tom Heffner made a motion of no change to the valuation. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Michael Kuhn 626319

Mr. Kuhn appeared before the Board to appeal the valuation of the property located at 1807 BORLAND ROAD, HILLSBOROUGH NC. The current value assigned to the property by Orange County is \$ 37,845. This is a 1.72 acre lot with a mobile home residence. There is an improvement that is attached to this mobile home. This property was not revalued and the appellant want to get it revalued as well. It is a wood frame structure. There is a green house with a PVC roof. The other 25 feet of the green house has a concrete slab that is attached to the mobile home. The building is 8 feet x 50 feet. The board wanted to know if it could be habitable. The appellant replies that it could be but it would need extensive renovation done. The attachment to the property has no bathrooms and there is no holding tank.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. Based on the information given by the appellant, Tom Heffner made a motion to change the mobile home addition value to \$500.00 because it was used for storage. Raymond Atwater seconded the motion and the motion carries.

Ayes: 3
Noes: 0

Meng Chen 755967

Mr. Chen appeared before the Board to appeal the valuation of the properties located at 7213 NORTH HILL DRIVE, CHAPEL HIL, NC. The current value assigned to the property by Orange County is \$ 869,794. This is a property on a 5.19 acre lot improved with a 4274 square foot residence. Mr. Chen feels that the assessed value should reflect the true value. The asking price for this property was \$ 610,000. It was purchased for \$535,000. This was a foreclosure home. Tom Heffner explained the appraisal determination to Mr. Chen. Mr. Chen's second concern was how the valuation increased form \$ 622,000 in 2008 to \$ 870,000 in 2009 when the property was vacant for two years. The appellant presented the Board with the values from other properties in the neighborhood. The appellant feels that the bank used the tax value as the asking price.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered. Due to the proximity to I-40 highway, Tom Heffner made a motion to make the land adjustment to E-45 and to change the grade to A+30. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Henry Hancock Jr 667020

Mr. Hancock appeared before the Board to appeal the valuation of the property located at 8215 HEATHER LANE, MEBANE, NC. The current value assigned to the property by Orange County is 245,134. This is a 12.52 acre lot improved with a 2184 square foot modular residence. Mr. Hancock stated that in 2009 the BoER adjusted the market value of this property to \$ 225,560 after reviewing the informal appeal. On September 15, 2009 the appellant obtained a construction permit to complete the second story of the house. The structure, when completed, would add an additional 907 square footage to the residence and be values at \$ 24,952. The appellant noted this value is based on labor and material estimates. Mr. Hancock notified the County that the property was at a 15% completion as of January 1, 2010. He stated that due to the construction the value went up \$ 41,000 from 2009. His property also has three rights of ways on the road. These

belong to Duke and PCNC. Because of these rights of ways the subject says that the land value should be considered for reduced.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Based on the information about the completion percentage of the reconstruction and the right of ways, Raymond Atwater made a motion to change the completion of the improvement to 74% and make the land adjustment of 20%. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Patricia Brant 750625 Cancelled

David B Thomas 700741 & 700667

Ms. Glick representing Mr. Thomas appeared before the Board to appeal the valuation of the properties. The legal description of one of the parcels is CHASE PARK and the other is 524 DOGWOOD DRIVE, CHAPEL HILL, NC. The current value assigned to these properties by Orange County is \$ 519,218 for the lot and \$ 983,774 for the house and land. The appellant states that these two parcels will not sell because the tax values are too high. This property was built in 1952 and has not been upgraded. The house has been on market in 2006 and the asking price is \$ 889,000. There was an appraisal done to the property in August of 2003 and it appraised for \$ 725,000.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Tom Heffner made a motion to do a land adjustment of E-75% for lot # 700741 and a land adjustment of T-35% as well as removal of the design factor for tract# 700667. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Kwok Ng 706910

Mr. Ng appeared before the Board to appeal the valuation of the property located at 4616 TIMBERLY DRIVE, DURHAM, NC. The current value assigned to the property by Orange County is \$632,905. Mr. Ng feels that the tax value is used to support the county. This is 5.07 acre lot improved with a 3426 square foot residence. The property was

purchased on June of 2008 for \$ 675,500. The appellant stated there was an addition of a three ½ car garage added and that the second floor is only used for storage.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. The Board did not find any evidence that would warrant a reduction in the current valuation. They determined that the values were inline with the area. Jennifer Marsh made a motion that no change be made to the valuation. Tom Heffner seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Tony Whitaker 164380

Mr. Whitaker appeared before the Board to appeal the valuation of the property located at 3725 QUAIL MEADOW DRIVE, HILLSBOROUGH, NC. The current value assigned to the property by Orange County is \$ 581,199. This is a 4305 square foot log home located on a 10.01 acres lot. The appellant is thinking about selling this property. There was an appraisal conducted in January of 2010 that appraised the property at \$512,000. Mr. Whitaker also had an appraisal done for refinancing purposes. That appraisal had the property at \$495,000. He feels that these appraisals warrant a reduction to his property valuation. The appellants requests that his value be reduced to the correct market value of \$ 495,000.

During deliberations, the Board considered all information presented by the appellant. The appraisals of this property were considered. Tom Heffner made a motion to do a 10% economic adjustment for the log home. Jennifer Marsh seconded this motion and the motion carried.

Ayes: 3
Noes: 0

Patrick Ferguson 759087

Mr. and Mrs. Ferguson appeared before the Board to appeal the valuation of the property located at 101 GARDNER CIRCLE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 521,239. This is a 3342 square foot residence that is located on a .37 acre lot. The appellants submitted an appraisal with their appeal package. They purchased this property in July 2009 for \$ 489,000. They feel that the property purchase price should be the fair value for this property.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. The Board did not find any evidence that would warrant a reduction in the current valuation. The comps that the appellant provided were not valid comps. 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

inline with the area. Jennifer Marsh made a motion that no change be made to the valuation. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

<u>Robert Mazzone</u>	<u>775789</u>
<u>P H Craig</u>	<u>703669</u>
<u>Bill Faison</u>	<u>269766</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, Jennifer Marsh made a motion to adjourn this meeting. Raymond Atwater seconded the motion and the meeting was adjourned at 5:00 pm.



Tom Heffner, Chair



Scherri Robinson, Recording Secretary