

MINUTES
Board of Equalization and Review
June 4, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 1:06 p.m. on Thursday, June 4, 2009.

David Wilson 403374

Mr. Wilson chose not to appear before the Board, but asked that his documentation serve as his appeal. He is appealing the valuation of his property located at 109 King Charles St., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$133,999. Mr. Wilson's appeal package included an appraisal completed May 2009 with a value of \$120,000. The appellant purchased the property in 2006 for \$100,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to add an economic adjustment of 5% and to change the physical depreciation from 18% to 22%. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Michael Allen Wesley 752405

Mr. Wesley chose not to appear before the Board, but asked that his documentation serve as his appeal. The appellant is appealing the valuation of his property located in Southern Village at 101 Newell St., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$430,860. Mr. Wesley's appeal package included photographs showing deterioration of his property, which he feels diminishes the value of his home.

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

Ayes: 2
Noes: 0

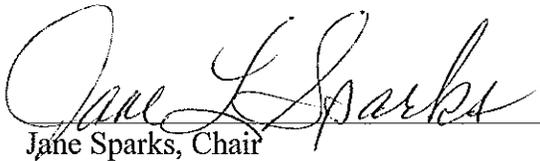
Eileen M. McMillan **727831**

Ms. McMillan chose not to appear before the Board, but asked that her documentation serve as her appeal. The appellant is appealing the valuation of his property located in 2 St. James Pl., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$553,366. Ms. McMillan's appeal package included an appraisal completed May 2009 with an appraised value of \$565,000.

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: 2
Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 1:54 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary