

MINUTES
Board of Equalization and Review
May 5, 2011

Board Members Present:

Chair: Raymond Atwater
Karen Morrissette
Pam Davis

Staff Members Present: Judy Ryan, Deputy Assessor
Steven Hensley, Appraiser
Scherri McCray, Recording Secretary

Lynne Skinner PIN# 9787067435

The appellants chose not to appear before the Board, but asked that their documentation serve as their appeal. This property is located at 303 PARKSIDE CIRCLE, CHAPEL HILL, NC. This property was purchased in August 1996 for \$219,900. It is a 2146 square foot residential structure. The current tax value assigned to the property by Orange County is \$404,063. The appellant requests that the value be reduced to \$302,511. The appellants' assessment and comparables were obtained via an online appraisal source. There were no comps from the appellant area.

During deliberations, the Board considered all information presented by the appellant and the county. The sales of comparable properties were considered. After deliberation the Board determined that there was no sufficient evidence that would warrant a reduction in the value. Mr. Atwater made a motion that no change be made to the valuation. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Richard Sprankle & Suzanne Snyder PIN# 9880402566

The appellants are appealing the valuation of two properties; the first property is located at 111 CYNTHIA DRIVE, CHAPEL HILL, NC. The current tax value assigned to CYNTHIA DRIVE by Orange County is \$ 312,246. The appellant is requesting that the property value on Cynthia Drive be decreased to \$280,000 due to market rates in the

surrounding area. The Cynthia Drive property is a 2290 square foot, split level residential structure that was built in 1964.

The second property PIN 9789597087 located 167 LAKE ELLEN DR, CHAPEL HILL, NC is a 1634 square foot residential structure built in 1974. This property was purchased in 2007 and was extensively remodeled. It is currently used as a rental property. The owner is requesting the value be reduced to 280,000.

During deliberations, the Board considered all information presented by the appellant and the county. The sales of comparable properties were considered. After deliberation the Board determined that additional consideration should be given to the depreciation on Cynthia Drive due to its condition. Mrs. Davis made a motion to adjust the depreciation to 24%. This will bring the Cynthia Drive property value down to \$299,100. Mr. Atwater seconded the motion and the motion carried.

The property on Lake Ellen was also reviewed. Ms. Davis stated that insufficient evidence to warrant a change in the valuation of the property was presented. Ms. Davis made a motion to make no change to the value on Lake Ellen. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Lynn Lloyd Rhule. PIN# 9789024318.

Mr. Rhule is appealing the penalties that were assessed on a property located at 2303 BARRYMORE AVENUE, DURHAM, NC. The assessment of this property was due to a discovery made by the Tax Assessors Office. The property owner was Lloyd Alva Hope. Mr. Hope had received Homestead Exemption for the year of 2010. Upon the death of Mr. Hope in May 2010, the Homestead Exemption should have been terminated and the tax exemption removed for the year 2010. Mr. Rhule is the heir to this property and he is requesting that the penalties be released

During deliberations, the Board considered all information presented by the appellant and the county. The Board felt that the appellant presented a valid argument. Mr. Atwater made a motion to remove the penalty from the 2010 tax assessment. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Betsy Starling PIN# 9798652452

Ms. Starling is appealing the valuation of her property located at 222 OVAL PARK PLACE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$915,768. This is a town house located in the Meadowmont Subdivision. The property was purchased by the appellant in January 2005. Ms. Starling stated to the Board that she felt her valuation was totally unrealistic and that the taxes were unfair compared to other 3400 square foot homes in Chapel Hill that were on much larger lots. She commented that her property has a tiny front yard, no back yard, and has an unfinished basement. She also commented that there were houses selling below their values and that there is an inequity in the appeals process. The appellant is requesting that her value be decrease to \$800,000.

During deliberations, the Board considered all information presented by the appellant and the county. The Board reviewed all documentation presented. Ms. Morrissette made a motion to change the construction modifier to 1.060. This brought the value of the property to approximately \$882,000. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Martin Schneider PIN#978900968

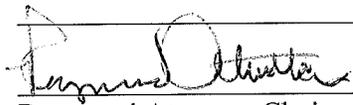
Mr. Schneider appeared before the Board to appeal the valuation of his property located at 124 HOTELLING COURT, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$604,682. The appellant provided the Board with 2010 listings. Mr. Schneider is basing his appeal on what properties sold for in 2010. He did not have a formal appraisal conducted. He feels that the 2009 appraisals are incorrect.

The Board recommended that it would advantageous for the appellant to obtain a professional appraisal that would elevate any misunderstanding that the appellant might have about the appraisal process.

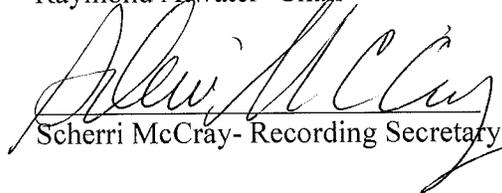
During deliberations, the Board considered all information presented by the appellant and the county. The Board reviewed all documentation presented. Ms. Morrissette made a motion to remove the finished basement and the masonry based on the information that was provided. This change will decrease the property value to approximately \$589,900. Ms. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Raymond Atwater made a motion to adjourn this meeting. Karen Morrissette seconded the motion and the meeting was adjourned at 4:00 pm.



Raymond Atwater- Chair



Scherri McCray- Recording Secretary