

MINUTES
Board of Equalization and Review
May 11, 2011

Board Members Present:

Chair: Raymond Atwater
Karen Morrissette
Pam Davis

Staff Members Present: Roger Gunn, Appraiser
Steven Hensley, Appraiser
Scherri McCray, Recording Secretary

Regina & Ronald Mattera- PIN # 9779815304

Mrs. Mattera appeared before the Board to appeal the valuation of the property located at 123 CARDIFF PLACE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 436,428. This is an 1826 square foot residential structure built in 1995. It has an unfinished basement area. The appellant received a letter from the county in April of 2009 that stated a property value increase. Mrs. Mattera stated that they did a comparative market analysis and they feel that the initial assessment of the property was incorrect. There was an appraisal conducted on this property when it was first purchased by the appellant. The appraisal had the property at 1891 square foot. The appellant also stated that the driveway's steepness should be taken into consideration when rendering a motion for value reduction.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were considered. The County Staff had made recommendations that the living areas should be consolidated. After deliberation, the Board determined that there was evidence that would warrant a reduction in the value. Mr. Atwater made a motion to accept the County's recommendation of living space consolidation and he also added to the motion that the steepness of the lot should be accounted for in the valuation reduction. Mrs. Morrissette seconded the motion and the motion carried. This motion decreased the appellants' property value to approximately \$ 419,700

Ayes: 3
Noes: 0

Christy Beacham- PIN # 9787065127

Ms. Beacham appeared before the Board to appeal the valuation of the property located at 205 GREENVIEW DR., CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 392,014. The appellant submitted some comparables from 2008 for similar properties as her evidence that the tax valuation was too high. Ms. Beacham noted that this is a three bed room town home with a loft, which could be considered a fourth bedroom that she purchased for \$ 320,000. She is requesting that the value of this property be reduced to between \$ 365,000- \$ 375,000.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were reviewed and considered. After deliberation, it was determined by the Board that the appellant's property value was equitable with those properties in her area. Mrs. Davis made a motion that no change be made to the valuation due to lack of substantial evidence to warrant a reduction. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lula Bell Norwood-PIN # 9768682525

The appellant chose not to appear before the Board but requested that her documents serve as her appeal. She is appealing the valuation of the property located at 404 COUNCIL LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$30,300. The appellant is requesting a revaluation of this property due to it being uninhabitable. She states that the house is forty nine years old and has depreciated tremendously. The appellant submitted photos of the house for the Board to review. Ms. Norwood is requesting that the house be reduced to \$400.00.

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 a decrease in depreciation of the building value was warranted based on the evidence provided by the appellant. Ms. Davis made a motion to add a 50% economic depreciation to the structure. This would adjust the value of the house to approximately \$400.00. Mr. Atwater seconded the motion and the motion carried

Ayes: 3
Noes: 0

James Curtis-PIN # 9798679166

Mr. Curtis appeared before the Board to appeal the valuation of his property located at 305 PARKRIDGE AVE., CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$908,585. He is requesting that the Board review the 2009 appraisal versus the true market value of his property. He feels that his value should be around \$700,000. This property was purchased by the appellant in 2003 for \$ 707,500. This is a 3948 square foot, single family detached home with unfinished space over the garage. Mr. Curtis claims that the square footage is incorrect.

Based on the information that the appellant provided, Mr. Atwater motioned that the County revisit the property and remeasure the property to obtain an accurate square footage. This is to be brought back before the Board. He also suggested to the appellant that he provide relevant comps to assist in the decision process. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

JoAnn Lloyd & Jack Lloyd- Pin # 9824357642
RESCHEDULED

Julie E. Lentz- PIN # 9798653965

Ms. Lentz appeared before the Board to appeal the value of her property located at 325 CIRCLE PARK PLACE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 1,020,600. The appellant is requesting that the value be decreased to below \$ 850,000 based upon comparisons of like units in her area and market conditions that have significantly deteriorated. Ms. Lentz presented the Board with a CMA and a tax value analysis. She obtained this information through online resources. This is a 4293 square foot townhouse that was purchased for \$1,026,000 in 2007. The online analysis and the market analysis that the appellant presented to the Board stated that the property's value per square footage was at a higher rate compared those in Oval Park Place, an area near Circle Park Place.

Mrs. Morrissette made a motion to have staff conduct a field review and re-measure the property. The findings are to be brought back before the Board for determination. Ms. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lashaunne Hill – PIN # 9778458446

The appellant failed to appear before the Board.

The Board considered all information presented by the documents that the appellant submitted and information that the County presented. There was no documented evidence to warrant a value reduction. Mrs. Morrisette made a motion that no change be made to the value. 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 Morrisette seconded the motion and the meeting was adjourned at 5:00 pm.



Raymond Atwater- Chair



Scherri McCray- Recording Secretary