

**MINUTES**  
**Board of Equalization and Review**  
**May 12, 2011**

Board Members Present:

Chair: Raymond Atwater  
Karen Morrisette  
Pam Davis

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

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**Hengming Ke & Xueying Xiong – PIN # 9890354003**

Mr. Ke appeared before Board to appeal the valuation of the property located at 401 SILVER CREEK TRAIL, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$666,756. This property was purchased in October 2010 for \$486,000 as a foreclosure related bank sale. The appellant states that an appraisal that was conducted at the time of purchase has the property value at \$530,000. He is asking for a reduction to his value due to the power lines that run through his property. He claims that these lines are causing the value to decrease.

During deliberations, the Board considered all information presented by the appellant and the County. The appraisal and sales of comparable properties were considered. After deliberation, the Board determined that there was evidence that would warrant a reduction to the land value. There was no comparable evidence to support a change to the house value. Ms. Davis made a motion that an additional economic adjustment of -10% be attributed to the land value due to power lines. This should bring the current value to approximately \$ 652,200. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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**Bill Bahr & Karen Bahr – PIN # 9874936950**

Mr. Bill Dandridge, a real estate agent, is serving as proxy for the appellant appeared before the Board to appeal the valuation of the property located at 1326 POPLAR LANE, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange

County is \$140,200. They are asking for a reduction of the value on the house due to the deterioration of the structure. Mr. Dandridge submitted photos of the house for the Board to review. These photos demonstrated the damage to the property due to the lack of maintenance because the homeowner lives out of state. He is requesting that the value of the house be reduced to \$90,000. The appellant states that the land value is correct and he is not appealing that amount. This structure has 2270 square feet plus a full basement. It was built in 1982 on a 2.02 acre wooded lot. This is a geodesic dome residential building with three bedrooms and 2 ½ baths. It has passive solar heat and hot water. The County lists a pool on the property but the appellant states that the pool has been filled in and might be a flower bed. The County had a different square footage for the property. It did not have the square footage for the full basement.

During deliberations, the Board considered all information presented by the appellant and the County. The appraisal and sales of comparable properties were considered. After deliberation, the Board determined that there was evidence that would warrant a reduction to the building value. Mr. Atwater made a motion to remove the pool and add the basement square footage with depreciation at 75%. This should bring the current valuation of the property to approximately \$119,200. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Hedi Liu – PIN# 9880020781**

The appellants chose not to appear before the Board but asked that their documentation serve as their appeal. This property is located at 217 BERINGER PLACE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$293,800. This current valuation is a reduction based on an informal appeal request. The appellant feels that the valuation is still too high and is requesting a further reduction of the value to \$ 265,500. This request is based on an online estimate from April, 2011 from Zillow.com. The appellant purchased this townhouse in October 2008 for \$ 275,000.

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 the property value was correct and equitable with the values in that area and that there was not sufficient evidence to warrant a reduction to the current valuation. Mrs. Davis made a motion that no change be made to the current valuation. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Benjamin Ray Birtchett – PIN # 9882072920**

RESCHEDULED

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**Jason Williams & Sally Williams –PIN # 9875710445**

The appellants chose not to appear before the Board but asked that their documentation serve as their appeal. This property is located at 202 COBALT RIDGE ROAD, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 467,230. The appellant purchased the property in May 2009 for \$ 420,000. This is a 3754 square foot residential structure. The appellant submitted an appraisal from April 2011, and they are requesting that the value be reduced to \$ 417,000.

During deliberations, the Board considered all information presented by the appellant and the County. The appraisal and sales of comparable properties were considered. After deliberation, the Board determined that the appraisal of the property did not have comparables prior to the revaluation date but it did provide a sketch of the property. After reviewing the documents provided by appellant, the Board found that there was a discrepancy in the square footage and the basement. Mrs. Davis made a motion that the County corrects the discrepancies in the square footage and the basement based on the sketch that was provided by the appellant's appraisal. This should reduce the current value to approximately \$ 458,500. There was no further evidence to warrant any additional reduction to value. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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**Charles Koury – PIN # 9747197488**

Mr. Koury appeared before the Board to appeal the valuation of the property located at 1606 WHITE CROSS ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 447,536. The appellant is requesting that the value be reduced due to the condition of the property and that only a small portion of the land area will perk. He claims that there is a water problem, slow drainage, there is termite damage to the garage and that the garage was not built to code. This property was built in 1983. It has 2586 square feet on a 27.50 acre lot with a pond. Mr. Koury purchased it in 1998 for \$ 345,000. The house has no heating or air conditioning upstairs. He says he only uses these rooms for storage because there is no air conditioning.

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 reduction in the value of the property was warranted. Mrs. Morrisette made a motion to change the property structure from a 1.75 story home to a 1

story home with a finished attic, change the grade of the house from A+25 to A+00 and replace the description of the upstairs area to an attic. She also motioned that a grade of C+15 be attributed to the garage. This should bring the current valuation to approximately \$ 363,200. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Deborah Balch –PIN #0804268025**

Mrs. Balch appeared before the Board to appeal the valuation of the property located at 6130 SIBLING PINE DRIVE, DURHAM, NC. The current tax value assigned to the property by Orange County is \$ 460,200. She is requesting a reduction to the value based on fair market value at the time that she purchased that property. This property was purchased in November 2009. It is a 2796 square foot residential structure on 2.17 acres.

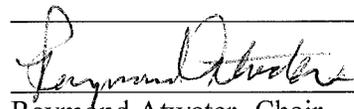
During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were considered. After deliberation, the Board determined that a reduction in the value of the property was warranted. Mrs. Davis made a motion to change to the grade of the house to A-15. That brings it in line with the grades of the surrounding properties. She also directed the staff to go back and take photos of the appellant's property. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

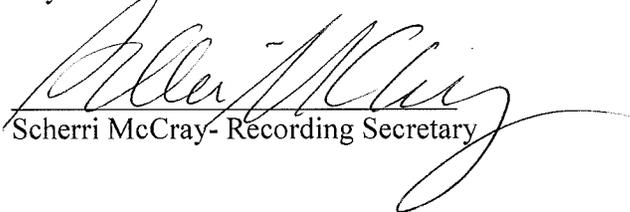
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Having heard all the appeals scheduled on this date, Raymond Atwater made a motion to adjourn this meeting. Karen Morrissette seconded the motion and the meeting was adjourned at 5:00 pm.

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Raymond Atwater- Chair



Scherri McCray- Recording Secretary