

MINUTES
Board of Equalization and Review
May 19, 2011

Board Members Present:

Chair: Raymond Atwater
Karen Morrisette
Pam Davis

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

Raymond Cormier PIN # 9779604925

Mr. Cormier appeared before the Board to appeal the value of their property located at 237 STABLE ROAD, CARBORO, NC. He has had an informal appeal that resulted in a no change to value reply. The appellant is requesting that the value be decreased to \$325,000. The current tax value assigned to the property by Orange County is \$ 406,237. Mr. Cormier informed the Board that there was a discrepancy with the property listing. The listing has the property having 4 baths when in actuality it only has 3 baths. He is requesting that the Board makes correction to reflect the actual number of baths. The comparables that was presented to the Board for consideration was obtained from an online source. Those comparables did not reflect any values or characteristic that was relevant to the appellant's neighborhood.

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 corrections be made to the number of baths. This correction would decrease the property value to approximately \$ 404,000. Mrs. Davis made a motion to except the changes. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Tyler Scoot Church PIN # 9835308157

Randy Church, the appellant's father, appeared before the Board to appeal the value of the property located at 6122 US 70 W, MEBANE, NC. The current tax value assigned to

the property by Orange County is \$112,000. The appellant's documentation requests that the valuation be reduced to \$ 75,900. This property was built in 1964. It is a 1238 square foot residential structure that was purchased in March of 2011 from a foreclosure. It was purchased as is for \$46,500.

The Board was not able to consider this appeal. The property did not belong to Randy Church. He did not have the proper authorization to appeal this matter on his son's behalf. Mrs. Morrisette made a motion that no change be made to the value. Mr. Atwater seconded the motion and the motion carried.

Ayes: 2

Noes: 1

Rolin Mainuddin PIN # 9787050568.010

Mr. Mainuddin appeared before the Board to appeal the value of his property located at 406 ABERDEEN DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 300,427. He presented the Board with documentation that included an appraisal and comparable market analysis for their review. He feels that he was appraised at the high end and would like it reduced.

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 evidence that was presented did not warrant a reduction in value. The property was in line with that of the surrounding area. Mrs. Davis made a motion that no change be made to the value. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Barnette Crabtree PIN # 9875528914

Mr. Crabtree appeared before the Board to appeal the valuation of the property located at 216 WOODLAWN DRIVE, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 519,700. He is requesting that the lot value be reduced to \$ 49,000 and that the building value be reduced to \$ 377,865. The appellant believes that this reduction is justifiable due to the drainage issues.

During deliberations, the Board considered all information presented by the appellant and the County. The Board reviewed the sites topography from the County's data base and determined that a reduction to the land value was warranted. Upon further review of the building structure, it was suggested by County Staff to change the structure from two

stories to a one and one quarter structure. This added a 325 square foot area to the LQ. Mrs. Morrissette made a motion to accept the suggestions from the County and to adjust the current tax valuation of the property to approximately \$ 452,000. Mrs. Davis seconded this motion and the motion carried.

Ayes: 3
Noes: 0

Sallie Holt, HRS PIN # 9835545444

The appellant chose not to appear before the Board but asked that their documentation serve as their appeal. They are appealing the valuation of the property stating that the property is land locked and non-accessible. They provided the Board with documentation to help support their claim.

During deliberations, the Board considered all information presented by the appellant and the County. They reviewed all documents and findings presented to them. After deliberation, Mrs. Morrissette made a motion that no change be made to the current tax value based on the lack of evidence showing that prior access to the property no longer exists and there were no evidence provided from comparable. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

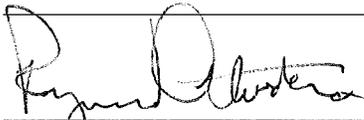
JoAnn Lloyd PIN # 9824357642

Mrs. Lloyd appeared before the Board to appeal the valuation of the property located at 201 NORWOOD COURT, MEBANE, NC. The current tax value assigned to the property by Orange County is \$ 194,800. She is requesting that the valuation be reduced to \$ 169,000. This appeal was triggered by an appraisal of their property at the time of purchase which was approximately 6 months ago from this appeal date. Mrs. Lloyd revealed that there was an easement on the property and the property had a tendency to flood.

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 evidence that was presented warranted a reduction to the valuation. Mrs. Davis suggested the removal of the slab area under the garage and corrects the LG to reflect LQ. Mrs. Davis made a motion to except these changes and lower the valuation of the property to approximately \$ 175,000. This will bring the value in line with that of the comparable in the area. Mr. Atwater 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 5:00 pm.



Raymond Atwater- Chair



Scherr McCray-Recording Secretary