

MINUTES
Board of Equalization and Review
May 26, 2011

Board Members Present:

Chair: Raymond Atwater
Karen Morrisette
Pam Davis

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

Mark Fredericks PIN#9834425356

Mr. Fredericks appeared before the Board to appeal the valuation of the property located at 5001 JOHANN LANE, MEBANE, NC. The current tax value assigned to the property by Orange County is \$ 252,800. The appellant is requesting that the value be adjusted to \$ 225,000. Mr. Fredericks presented the Board with an appraisal that was conducted in 2010. The appraisal was obtained for a mortgage on a three bedroom, three bath modular home that is located on a 2.45 acre lot. The appraisal did not provide comparables from the required time frame. It did state that the square footage of the property was 2176 square foot. The County's square footage differs from that of the appraisal.

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 suggested that the County perform a site visit to obtain an accurate square footage measurement of the property. Mr. Atwater made a motion to accept the corrected actual square footage changes that the County provides. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Eric Boesch PIN # 9880620973

This issue has been resolved. Square footage issue has been resolved. The Board has no recourse to change past years taxes.

Mr. Atwater made a motion that no change be made to the value. Mrs. Davis seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Joyce Yates Clark PIN#9884662896

Donna C. Cassil is the Daughter and Executor of Ms. Clark's estate. Ms. Cassil has requested that Mrs. Judy Ryan represent her to the Board. She is appealing to the Board to waive the penalties that were imposed on the property located at 3031 YATES ROAD, HILLSBOROUGH, NC following a discovery for removal of Homestead exemption by the County Assessor's Office upon the death of Ms. Clark. The assessment was for the 2010 tax year.

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

Ayes: 3
Noes: 0

Phyllis Edwards PIN #9759177948

Ms. Edwards failed to appear before the Board. She was appealing the valuation of the parcel of land located at 2345 HONEYPOT LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 60,883. Her documentation states that the 3.95 acre parcel would not perk and she is requesting a reduction to that value for this reason.

The Board reviewed all information presented by the appellant and the County. The Board determined that there was no documentation to support the appellant's claim that the property would not perk. Mrs. Davis made a motion that no change be made to the current value. Mrs. Morrissette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Glenn & Jodi Preminger PIN# 9798652995

Mr. & Mrs. Preminger appeared before the Board to appeal that valuation of the property located at 321 CIRCLE PARK PLACE, CHAPEL HILL, NC. The current tax value assigned to the

property by Orange County is \$ 1,224,501. The appellant is requesting an adjustment of the value to \$ 877,969 due to information obtained from an on-line source. The Premingers claim that the value per square footage is higher than there of the comparables that they obtained from this online appraisal.

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 appellant did not provide sufficient evidence that the valuation was incorrect. Mr. Atwater made a motion that no change be made to the valuation. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Amy Brown PIN # 9787065110

Ms. Brown failed to appear before the Board. Ms. Brown wanted to appeal the valuation on the property located at 203 GREENVIEW DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$393,953. The appellant is requesting that the value be adjusted to \$ 290,181. The adjustment request is based on an online documentation that the appellant presented to the Board for review. This property is a 1966 square foot townhouse. The appellant purchased this property in 2005 for \$ 331,500.

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 comparables did not substantiate a change in value. Mrs. Davis made a motion of no change in value based on lack of evidence. Mrs. Morrisette seconded this motion and the motion carried.

Ayes: 3

Noes: 0

William J Peck Living Trust PIN # 9798083662

Mr. Atwater recused himself due to personal knowledge of the appellant.

Mr. Peck appeared before the Board to appeal the valuation of the property located at 314 GLENDALE DRIVE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 521,623. The appellant is requesting an adjustment of \$ 350,000 based on the condition of the property. This property is a 2704 square foot residential property that was built in 1962. Mr. Peck stated that the solar panels are defunct but that they have an electric back up heating system. The property has an unfinished and unheated basement. All room decors are outdated. He also notes that this property has 3 bathrooms, not 3 ½

bathrooms as the County property record card states. The appellant pointed out that there have been several properties in his area that have had value deductions.

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 substantial evidence to warrant a reduction in the property's value. Mrs. Davis made a motion to increase the depreciation to 30% and to add a functional obsolescence factor of 10% to the property due to the solar panel and basement description. She also motioned to correct the number of bathrooms from 3 ½ to 3. This should modify the valuation to approximately \$ 466,900. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 2
Noes: 0

James Andrews PIN # 9841943539

Mr. Andrews appeared before the Board to appeal that valuation of the property located at 4307 CARLISLE ROAD, HILLSBOROUGH, NC. The current tax value assigned to the property by Orange County is \$ 379,600. He had appealed informally to the County for a reduction and was granted one. He is now requesting from the Board how the County came up with its valuation. Mr. Andrews states that this property was given to him by his father and that he, himself, built the house that is on it. He also presented the Board with an appraisal that was conducted in August of 2010. The appraisal valued the property at \$ 225,000. The comparables were from 2010. They were not valid for use in this appeal. Mr. Andrews wanted the Board to reduce the value of the land. It is 10 acres.

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 cause for an adjustment to the value of the land due to the nature of the land characteristics. Mrs. Davis made a motion to adjust the land value to approximately \$ 9,500 per acre. Mr. Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Courtney Toledo PIN # 9799009955

Mrs. Toledo appeared before the Board to appeal the valuation of the property located at 602 SUGARBERRY ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 527,836. The appellant claims that this lot is in a flood plain. It also has an OWSA (Orange Water and Sewer Authority) easement. The home is a log house that is situated

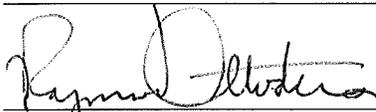
on .75 acres that was purchased in April 2011 as a foreclosure. Mrs. Toledo provided comparables for the Board to review. None of these comparables were log homes.

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 to merit a reduction to the value. Mrs. Davis made a motion to change the value to approximately \$ 509,900 by increasing the physical depreciation to 25% due to the physical characteristics and condition of the improvements. Mrs. Morrissette 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 5:30 pm.



Raymond Atwater- Chair



Scherri McCray- Recording Secretary