MINUTES
Board of Equalization and Review
May 1, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Barbara Levine

Staff Members Present: Judy Ryan, Deputy Assessor
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 3:07 p.m. on Friday, May 1, 2009.

Herbert Alexander 703111

Mr. Alexander's property is located at 401 Whitehead Cr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $572,992. Mr. Alexander purchased his home in July 1999 and his appraisal at that time showed a square footage of 3197. County records indicate a square footage of 3466. Mr. Alexander feels his value is excessive and considers the sale of 416 Whitehead Cr. to be most comparable to his home. It sold in October of 2009 for $520,000.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all available sales. Jerry Kruter made a motion to send a staff appraiser to re-measure Mr. Alexander's home and make appropriate changes based on measurements. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Katherine Higginbotham 702943

Ms. Higginbotham's property is located at 1901 S. Lakeshore Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is $796,468. Ms. Higginbotham did not appear before the board, but asked that her documentation serve as her appeal.

During deliberations, Ms. Ryan pointed out that the Assessor had already adjusted all lakefront properties. The value of this property January 1, 2009 was $861,009. The Board also considered the fact that the home was built in the early 1960's and there have been no renovations. Based on this fact, Jerry Kruter made a motion that staff increase

the physical depreciation so that the building value is closer to $200,000. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jeannie Lorie 763979

Ms. Lorie's property is located at 104 Weathervane Drive, Carrboro, NC. The current tax value assigned to the property by Orange County is $450,797. Ms. Lorie did not appear before the Board, but asked that her documentation serve as her appeal.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all available sales. The Board reviewed an appraisal completed March 2009 with a value of $418,000. Jerry Kruter made a motion that staff change the grade on the property to reflect a total value close to $440,000. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Clinton & Patricia Crawford 154530

Mr. and Mrs. Crawford's property is located off McBroom Road, Rougemont, NC. This 5.05 acre tract was gifted to them by Mr. Crawford's parents in 1996. The lot has one perc site, but has no access. The adjacent, Tract #154531, belongs to Mr. Crawford's sister and also has no access.

During deliberations the Board considered all information presented by the appellants. Jane Sparks made a motion that a 15% adjustment be made to the land due to lack of access. The same adjustment should be made to Tract #154531 also. If the lots are ever improved and a road is built, the adjustment should be removed. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Jerry Kruter seconded the motion and the meeting was adjourned at 4:16 pm.

Jane L Sparks

Jane Sparks, Chair

Pamela Bryant

Pamela Bryant, Recording Secretary