

**MINUTES**  
**Board of Equalization and Review**  
**May 12, 2010**

Board Members Present:

Chair: Jennifer Marsh  
Karen Morrisette  
Barbara Levine

Staff Members Present: Judy Ryan, Deputy Assessor  
Steven Hensley, Appraiser  
Scherri Robinson, Recording Secretary

Jennifer March called the meeting to order at 1:00 p.m. on Wednesday May 12, 2010.

The Board moved to read the minutes from the Board Meetings dated Wednesday May 05, 2010 and Thursday May 06, 2010, on the following week.

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**Michael & Kathy Balzarano**                      **337002**

Michael and Kathy Balzarano appeared before the Board to appeal the valuation of their property located at 3008 Rosena Ct, Hillsborough NC. The current tax value assigned to the property by Orange County is \$425,850. Mr. Balzarano presented the Board with a package containing an appraisal for refinance done on Dec 9 2009. The appraised value was \$ 410,000. This property is a 1.61 acre lot improved with a 3461 square foot residence. The house has hardy plank siding w/crawl. The attic is unfinished. Board instructed the appellant that the appraisal had to have been done before Jan 09 to be considered for the Board review. There is only one house on the market but not selling because of asking price. All comps were from 2009 time period. Appellant does not receive any public works from the county.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered. The Board was in agreement with the appellants' appraisal request of \$ 407,000. Jennifer Marsh made a motion to allow a 5% reduction and change the grade to B+10. Barbara Levine seconded that motion and the motion carried.

Ayes: 3  
Noes: 0

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**David Ballinger**                      **722368 WITHDRAWN**  
Mr. Ballinger withdrew his appeal.

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*Yanping Zhang*      771614

Mr. Zhang appeared before the Board to appeal the valuation of the property located at 119 Whirlaway Lane, Chapel Hill NC. The current value assigned to the property by Orange County is \$ 1,225,097. Mr. Zhang purchased the property in June 2009 for \$ 1,011,046. An appraisal was done in June 2009. It appraised at \$ 1,068,500. Mr. Zhang presented values and sales amounts of several houses in his neighborhood. Appellant thinks that the value is too high based on neighborhood sales. Jennifer Marsh explained that the appraised value effective date is January 2009.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered. Jennifer Marsh made motioned that the staff do a field review of Mr. Zhang's neighborhood and bring their findings back on June 30<sup>th</sup>. Karen Morrissette seconded the motion and the motion carried.

Ayes: 3  
Noes: \_\_\_\_\_

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*Debra Vance*      251452

Debra Vance appeared before the Board to appeal the valuation of the property located at 5818 Mill Pointe Lane, Efland NC. The current value assigned to the property by Orange County is \$ 142,932. Appellant purchased the house on April 21<sup>st</sup>, 2010 as a foreclosure for \$ 99,750. The house was appraised at \$100,000. It was listed for \$ 117,000. The property had been foreclosed in February 2009. Ms. Vance stated that the property was in need of work. She stated that the house had water issues. Ms. Vance submitted an inspection report to the Board for review as to the extent of the problems. The inspection report stated the structure was in need of cosmetic work. The appellant presented comps with appraisal to the Board. Jennifer Marsh explained the mass appraisal concept to the appellant. The comps from the appraisal could not be used in this appeal as they were outside of the assessment date.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered. After the deliberation, the Board found that the property was fairly assessed. Karen Morrissette made a motion to keep the value as is. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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*Steven Doyle*      755456

Mr. Doyle appeared before the Board to appeal the valuation of the property located at 1202 Bayberry Drive, Chapel Hill NC. The current value assigned to the property by Orange County is \$ 1,399,201. The appellant built his house in 1998 for \$ 560,000. This is a 5.64 acre lot improved with an 8046 square foot residence. The house has an exterior brick front, tiled floors, large rooms and an un-finished garage.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. The Board suggested that the staff do a field review of the property to determine weather the basement is finished 100% or not. This appeal is to be brought back to the Board on June 30<sup>th</sup>.

Ayes: \_\_\_\_\_  
Noes: \_\_\_\_\_

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**Brad Redfoot**                      **741113**

Mr. Redfoot appeared before the Board to appeal the valuation of the property located at 8505 Sterling Bridge Road, Chapel Hill NC. The current value assigned to the property by Orange County is \$ 542,135. Mr. Redfoot presented the Board with an appraisal of his house with a conclusion of \$ 500,000 dated in 2009. His house has been on market since March 2010. His asking price is currently \$459,900. He submitted several comps and comments from prospective buyers stating that the house was too close to Homestead Road and would inhibit the value. The appellant feels that the effect of the road was not taken into consideration.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered. Barbara Levine made a motion that an economic adjustment of 20% be made to this property due to the proximity of the house to Homestead Road. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Lauren E. Hunt**                      **720200**

Ms. Hunt chose not to appear before the Board, but asked that her documentation serve as her appeal. The appellant's property is located at 204 Hill St. Chapel Hill NC. The current value assigned to the property by Orange County is \$ 264,355. The property was purchased in July 2003 for \$ 185,000. Ms. Hunt feels that the current valuation does not represent the true market value of the property. The appellant stated that the property was appraised in March 2009 for \$ 228,000. Several comparables were submitted with

the appeal documentation. Ms. Hunt stated in a document that the condition of house and the appraisal didn't represent what the house was worth.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The appraisal and sales of comparable properties were considered Karen Morrisette made a motion that no change be made to that value stating that the land value was in line with others in that area. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Having heard all the appeals scheduled on this date, Jennifer Marsh made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 3:45pm.

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Jennifer Marsh



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Scherri Robinson, Recording Secretary