

MINUTES
Board of Equalization and Review
May 14, 2009

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

Staff Members Present: John Smith, Assessor
Steve Hensley, Appraiser
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 1:08 p.m. on Thursday, May 14, 2009.

Ralph Whitfield **336561**

Mr. Whitfield appeared before the Board to appeal the value of his property at 4607 Timberwood Tr., Efland, NC. The current tax value assigned to the property by Orange County is \$122,102. Mr. Whitfield purchased the lot and doublewide mobile home in February 2009 for \$54,600. There was \$500 concession made to him due to a contaminated well. Mr. Whitfield stated that the doublewide was in very poor condition at the time of purchase. He has installed a new roof and is in the process of renovating the mobile home.

During deliberations, the Board considered all information presented by the appellant. Sales of comparable properties were considered. At recommendation of the appraiser, Jane Sparks made a motion that county record be changed to reflect that the renovations were 15% complete on January 1, 2009. This percent complete will be removed from the dwelling for 2010 and county staff should look at it next year to assess completion. Also, dimensions of the house should be corrected on county records to reflect 56' length for the mobile home rather than 57'. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Sandeep Dave **760828**

Mr. Dave appeared before the Board to appeal the value of his home at 500 Perry Creek Drive, Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$453,608. Mr. Dave presented the Board with a letter and pictures of water damage to his home due to a leaking roof. He also included property sales he felt were comparable to his home, especially 506 Perry Creek Dr. which sold for \$399,500 in 2008. Mr. Dave believes his home to be 3100 SF and stated there were 2.5 baths.

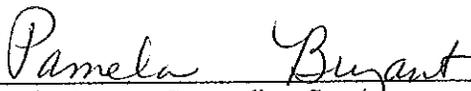
During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that the basement finish be changed from 100 to 75 to correct county records. No further changes should be made to the valuation. Barbara Levine 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 1:49 pm.



Jane Sparks, Chair



Pamela Bryant, Recording Secretary