MINUTES

2013 Board of Equalization and Review
May 15, 2013

Board Members Present: Jane Sparks, Chair
Jennifer Marsh
Bronwyn Merritt

Staff Members Present: Roger Gunn, Chief Appraiser
Steve Hensley, Appraiser
Teresa Moore, Personal Property Manager
Scherri McCray, Recording Secretary

Ms. Sparks called the Board to order at 2:08 p.m. on Thursday, May 15, 2013.
Ms. Merritt made a motion that the board approved the minutes from the organizational meeting April 24, 2013. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mark Harris ***PIN # 9848215483***

Mr. Harris elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property is located at 2800 4CARR STORE ROAD, CEDAR GROVE. The current tax value assigned to the property by Orange County is $ 55,712. This is a commercial building situated on 36.27 acres of land, of which 35.27 acres is currently enrolled in farm use. The appellant is requesting a reduction to the value of the building claiming the structure is in poor condition. Photographs of the subject were submitted by the appellant as evidence to substantiate their claim.

Upon review, the County verified to the condition of the subject. The County stated that the building had been vacant for over six months and the condition of the property had not substantially changed since January 2013. The County recommended an adjustment to the building value by increasing the depreciation from -40% to -90%. This will change the building value to $ 5,100 and the overall assessed value to $ 30,033.

After deliberating and reviewing all the documents and information provided by the appellant and the County, Ms. Sparks made a motion to adopt the County's recommended changes to the building value. Ms. Marsh seconded that motion and the motion carried.

Ayes: 3

Noes: 0

Hans Vogel *PIN # 9882924363*

Mr. Vogel appeared before the Board to appeal the valuation of his property located at 4730 MURPHY SCHOOL ROAD, DURHAM. The current tax value assigned to the property by Orange County is $ 503,000. The appellant's reason for the appeal is that the property was valued at approximately $ 377,000 in 2009. He received a notice of value from the Assessor's Office in April 2013. He contends that the recent reassessed value included the old house, which was demolished in 2012 to construct the new house. The appellant presented the Board with photographs of the construction on the new house as it existed in January 2013 was 10 % completed. The reassessment included the old house and this new construction. The appellant is questioning the accuracy of the value. He doesn't feel like the County took into consideration the demolished house and the correct percentage of completion of the new house. When asked by the Board when the house will be completed, the appellant replied that per the contractor, the completion of the new house would be by the end of this year or maybe early next years.
Mr. Vogel did not know how the new assessment was formulated. The Board explained that the value is assessed based on the schedule of values adopted at the last revaluation.

Upon review, the County confirmed that the old house was not taken off record and that the reassessed value was incorrect. The County requested that the Board approve the change to the 2013 value to reflect 10 % completion of the new house and the removal of the old house. The revised assessed value will be $ 291,600.

The Board reviewed all the information and documents presented by the appellant and the County. After deliberation, Mrs. Marsh made a motion to accept the corrections requested by the County to reflect that the old structure was demolished in 2012 and the 10% completion on the new house for 2013 for a value of $291,600. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

William M. Gwinn *PIN # 9798083662*

Mr. Gwinn elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property is located at 314 GLENDALE DRIVE, CHAPEL HILL. The current tax value assigned to the property by Orange County is $ 490,100. The appellant's documentation states that this property was purchased in July 2012 for $ 347.000 and that he feels that the current valuation of $ 490,100 is too high. The document also states that there was $ 73,000 in renovations to the subject.

After review, the County stated that the appellant had previously appealed to the Board in 2011 and received an adjustment for a solar panel heating system. The County reviewed the appellant's property and noticed that the solar panels were replaced with a heat pump. The County changed the deferred maintenance that was applied during the previous 2011 appeal and the functional obsolescence was removed. Also recommended was a -25% adjustment to the land for its location in a flood zone. This would change the value to $ 489,500.

The Board reviewed all documentation presented by the appellant and the County. After deliberation, Ms. Merritt made a motion to accept the recommendation suggested by the County but make no change to the valuation. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Tammy Loraine Davis ***PIN # 9864376078***

Ms. Davis elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as her appeal. Her property is located at 730 LATIMER STREET, HILLSBOROUGH. The current tax value assigned to the property by Orange County is $ 74,696. The appellant's document states that the property is not worth the assessed value due to the home's non-livability and the need for remodeling. She also adds that the land is the only item of value. Ms. Davis is requesting a reduction in value to $ 20,000.

The County reviewed the property and stated that there is no water or electricity to the subject. The County recommends a 90 % depreciation adjustment for the building.

The Board reviewed all evidence presented by the appellant and the County. After deliberation, Ms. Merritt made a motion to accept the County's recommendation to adjust the depreciation on the building to 90%, bringing the building value to $ 9,300 and a total adjusted property value of $ 39,200. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Winston Ellis ***PIN # 9835212233***

Mr. Ellis elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property is located at 212

MACE ROAD, MEBANE. The current tax value assigned to the property by Orange County is $ 204,600. The appellant's documentation states that approximately 2 ½ acres will not perk. The appellant also claims that he cannot sell the property for the valuation amount and was offered $ 10,000 below the appraised value.

Upon the County's review, the subject was found to have a new roof and new heating and cooling system. However, the County's record indicates the entire structure has a masonry foundation, but upon review by the County, part of the structure has a pier foundation. The County also notes that the property record card shows an incorrect deck measurement of 14 feet by 19 feet when the correct measurement should be 20 feet by 19 feet. A large section of the property is located in a flood zone. The sewer must be pumped over a dry creek to get to the septic area.

During deliberation, the Board reviewed all documents presented by the appellant and the County. After deliberation, the Board noted that the appellant had not submitted any evidence to substantiate his claim that the County's valuation was incorrect. Ms. Merritt made a motion to accept the recommendation from the County to correct part of the foundation from masonry to pier, to adjust the deck measurements to 20 feet by 19 feet and to adjust the land value down by 20% for the flood zone. These changes will reflect a new value of $ 192,000. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Frank D. Burgess ***PIN # 9822281464***

Mr. Burgess elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property consists of 7.75 acres off of WINDY HILL TRAIL in MEBANE. The current tax value assigned to the property by Orange County is $ 58,888. The appellant is requesting that the Board change the market value of his property.

Upon review, the County stated that this is an Alamance/Orange County line issue. The County explained that the overall values from both counties were not to change for 2012. In 2013 each of the counties used their own schedule of values to assess these properties. The County notes that the appellant's property is in Farm use and that the land is being taxed on $ 2,507 of use value. This is part of a 50 acre parcel and 7.75 acres is located in Orange County. This is a separate tax parcel but it is not legally separated from the 30 acre parcel.
Teresa Moore, the Orange County Personal Property Manager, explained the process that resulted in the current value. She stated that there was a calculation error and that a lower value on the land was warranted. The original value of this property was $ 588,888; it should be corrected to $ 47,110 with the use value remaining the same.

The Board reviewed all documentation and evidence submitted by the appellant and the County. After deliberation, Mrs. Marsh made a motion to change the land value to $ 47,110 based on the calculation error. Ms. Merritt seconded the motion and the motion carried.

Ayes: 3
Noes: 0

The County requested that the Board approve more hearing dates after adjournment to give timely filed appellants the opportunity to meet before the Board. The County suggested the following dates for approval: June 19th, 20th, 26th, or 27th, 2013.

The Board approved the dates of June 20th and 26th, 2013.

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Ms. Merritt seconded the motion and the meeting was adjourned at 3:29 pm.

Jane Sparks, Chair

Scherri McCray, Recording Secretary