

MINUTES
Board of Equalization and Review
May 19, 2009

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

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

Ms. Sparks called the meeting to order at 1:07 p.m. on Tuesday, May 19, 2009. Ms. Sparks made a motion to approve the minutes from May 8. Jerry Kruter seconded the motion and the motion carried.

Andy Edwards **358251**

Mr. Edwards chose not to appear before the Board, but asked that his documentation serve as his appeal. Mr. Edwards' property is located at 5809 Lebanon Rd., Mebane, NC. The current tax value assigned to the property by Orange County is \$168,869. Mr. Edwards' documentation included an appraisal completed March 2009 with a value of \$157,000.

During deliberations, the Board considered all information presented by the appellant. Sales of comparable properties were considered. At the recommendation of the Assessor, Jane Sparks made a motion to correct county records to reflect 3 bedrooms rather than 2, and to correct the dimensions of the dwelling to reflect 1462 square feet. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Peng Yao **725332**

Mr. Yao chose not to appear before the Board, but asked that his documentation serve as his appeal. Mr. Yao's property is a condominium located at 501 Jones Ferry Rd., D10, Carrboro, NC. The current tax value assigned to the property by Orange County is \$42,321. Mr. Yao did not include any supporting documents with his appeal package.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that no

change be made to the valuation. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Lawrence Slifkin **705168**

Mr. Slifkin chose not to appear before the Board, but asked that his documentation serve as his appeal. Mr. Slifkin's property is located at 313 Burlage Cr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$437,883. Mr. Slifkin included a flyer from a home for sale in his neighborhood at 343 Burlage Cr., which is currently listed for \$385,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. At the recommendation of the Assessor, Jerry Kruter made a motion to adjust the physical depreciation on the property from 25% to 30%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jimmy Scott Sappenfield **708326**

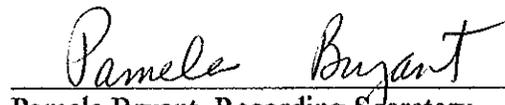
Mr. Sappenfield chose not to appear before the Board, but asked that his documentation serve as his appeal. Mr. Sappenfield owns an unimproved tract of land located at #7 Pine Tree Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$53,424. Mr. Sappenfield included documentation that proves the lot does not perc and cannot be improved with a dwelling.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to increase the land adjustment from 40% to 80% to allow for the fact that the lot is not buildable. 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 1:55 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary