

MINUTES
Board of Equalization and Review
May 19th, 2010

Board Members Present:

Chair: Tom Heffner
Raymond Atwater
Jennifer Marsh

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

Tom Heffner called the meeting to order at 1:00 p.m. on Thursday May 19, 2010. Mr. Heffner made a motion to accept the minutes from the Board meeting May 5th and 6th. Jennifer Marsh seconded the motion and the motion carried.

Kenneth Wiess ***742441***

Mr. Weiss appeared before the Board to appeal the value of his property. His property is located at 1909 N Hawick Court, Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$509,964. The appellant purchased the property in 2007 for \$ 530,000. Mr. Weiss states that his property was assessed higher then that of other properties in his neighborhood. He provided comps that were from 2008. The appellant provided photos of other houses that were identical to his but were assessed at a lesser value then his. The property is a 3423 square foot residence. The appellant informed the Board that the unfinished attic was included in the square footage of the property. Mr. Weiss stated that the house across the street sold for 474,000. The value of that property was 451,713. He feels that his house should be assessed at \$451,000.

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. Raymond Atwater made a motion to remove the square footage of the attic from the property square footage and remove the design factor from the property detail. Jennifer Marsh seconded this motion and the motion carried.

Ayes: 3
Noes: 0

Andrew L Browne **701811**

Mr. Browne appeared before the Board to appeal the value of his property located at 604 Laurel Hill Road, Chapel Hill NC. The current value assigned to the property by Orange County is \$ 713,956. The residence has 3152 square feet with a swimming pool. It also has a 731 square foot basement apartment. Mr. Browne stated that the house was listed on the market for \$ 899,000 in the fall of 2009. This was an inherited property and the appellant had the property appraised for \$ 655,000 in 2007. It is currently a rental property and the appellant states that it is on the market with a listing price of \$649,000. The rent on this property is \$ 2,000 with a two year lease. Mr. Browne feels that the tax assessment value is too high for the current market. He thinks the value be around \$594,000.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. All documentation presented was reviewed. Tom Heffner made a motion to have a staff appraiser do a field re-measurement due to a discrepancy in the square footage and bring the appeal back for consideration on June 30. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Zinn Brothers **756454**

Mr. Zinn appeared before the board to appeal the valuation of his property located at 700 N COLUMBIA STREET, CHAPEL HILL NC. The current value assigned to the property by Orange County is \$ 278,916. He feels that this value is too high.

During deliberations, the Board considered all information presented by the appellant. All documentation presented was reviewed. The Board did not find anything that would warrant a reduction in the current value. Tom Heffner made a motion that no change be made to the valuation. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Parker Louis LLC **Multi Tract**

Mr. Zinn appeared before the board to appeal the valuation of his properties. The properties are listed below.

Tract	< Value	Address	NOTES
773845	\$158,591	500 S CAMELLIA ST & 301 LUCAS LN	Homestead Rd/property has power lines
773848	\$153,775	508 S CAMELLIA ST & 101 CLAREMONT DR	Homestead Road @ entrance
773867	\$151,484	501 S CAMELLIA ST & 217 LUCAS LN	This is a good property, back sup to open space
773868	\$158,537	215 LUCAS LN	This is a good lot
773849	\$157,205	600 S CAMELLIA ST & 100 CLAREMONT DR	Backs up to Homestead Rd @ entrance
773866	\$154,951	601 S CAMELLIA ST	This is a decent lot that backs up to open space
773846	\$154,951	502 S CAMELLIA ST	has power lines and retention pond
773894	\$165,678	412& 414 S CAMELLIA ST	Duplex lot
773893	\$158,057	408 & 410 S CAMELLIA ST	Duplex lot
773889	\$133,674	408 & 410 JEWELL DR	sold lot next door for 130K Duplex Lot
773850	\$154,951	602 S CAMELLIA ST	Withdrew- sold very close to Homestead Rd
773904	\$158,591	401 S CAMELLIA ST 405 JEWELL DR	This is a pie shaped lot
773859	\$157,205	105 ORLANDO PL	This is an exterior lot with a retention pond
773855	\$158,591	114 ORLANDO PL	To close to Homestead Rd
775001	\$50,344	705 S CAMELLIA ST	This lot is un-build able

The appellant stated that there are 3 vacant lots on Claremont St. that will be sold for \$0 to Zinn Design Build, which in turn will sell these properties to the Orange Community Land Trust for approximately \$ 120,000. Mr. Zinn stated that his mother, Carol Zinn appealed a similar property to the Board of Equalization and Review in 2009 and received a reduction in value. He is asking for the same value consideration on these similar lots.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The Board recommended that, given the location of these properties, all improvements should have a grade of A+40 and the lot values adjusted due to their proximity to Homestead Road. There should also be an adjustment of 85% be made for the HOA lot. Tom Heffner made a suggestion that the Staff make the recommended adjustments and bring the results back to the Board for approval on June 30th.

Zinn Design Build**Multi Tract**

Mr. Zinn appeared before the board to appeal the valuation of his properties. The properties are listed below.

Tract	< Value	Address	NOTES
773882	\$140,963	302 JEWELL DR	This property listed for 539K
773847	\$573,514	506 S CAMELLIA ST	This property is under contract \$ 535K
773854	\$599,749	610 S CAMELLIA ST	Withdrawn- sold for 570K
773885	\$138,109	308 JEWELL DR	Withdrawn- sold for 479K
776329	\$768,010	Vacant lot	This property is on the Market listed for 689k
773900	\$558,244	415 S CAMELLIA ST & 216 LUCAS LN	This property listed for 510k
773881	\$138,753	216 LUCAS LN	Property listed for 513k

The appellant gave a breakdown of the following tracts for the Board to consider. Tract # 77629- This property is currently on market and has been for 300 days. Orange County has this property valued at 768,010. It is currently listed for 689,000. The appellant stated that he is only getting 90% of the asking price. He has made no adjustment to list prices. This property is still not completed but the appellant states that the County has it at 100% completion. Mr. Zinn claims that it was only 70% completed in 2009. He also pointed out that the County has documented incorrect square footage and bedroom totals.

The following tracts were withdrawn, per the appellant's request.

773885- Withdrawn. Property sold in May of 2010 for \$479,000. An adjustment has already been made to this property.

773854- Withdrawn. Property sold for \$570,000.

773847- This property is currently under contract for \$535,000. It has a square footage of 2900 ft. It had been on the market for over 1 yr.

773900- Orange County had this property valued at \$558,244. It has a square footage of 2182 square feet. The appellant has this property listed at \$510,000 and was about 75% complete on January 2009. It is currently 100% completed.

773882- Orange County has this property marked as a builder inventory with a value of \$138,753. Mr. Zinn states that this property has been on the market for over a year. The appellant has it listed at \$539,000.

773881- Orange County has this property marked as a builder inventory with a value of \$138,753. The square footage of this property is 2401. Mr. Zinn has property listed for \$ 513,000 and it has been reduced to \$ 495,000.

756454-This property was appraised in December of 2009. It was appraised at \$240,000. Orange County has a value of \$278,916. This is a duplex property. The monthly rent is around \$1,725. It is located at the corner of Columbia and Longview.

During deliberations, the Board considered all information presented by the appellant. The Board made a recommendation to review the 2009 appeal on similar properties earmarked for Orange Community Land Trust and adjust accordingly. The Board stated that more deliberation was required and that this matter will have to be brought back before the Board on June 30th

Jerry Monahan **132728**

Mr. Monahan appeared before the Board to appeal the value of his property located at 2924 Ericka Drive, Hillsborough, NC. The current value assigned to the property by Orange County is \$442,619. The property is a 10 acre lot improved with a 2429 square foot residence. Mr. Monahan provided a packet that contained an appraisal and comps. The appraisal that the appellant provided for the Boards review was a mortgage refinance appraisal conducted in January of 2010. The appraisal has the valuation of the property to be \$ 350,000. The comps that were provided were sales that occurred after January 2009. This property is currently on the market.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The Board did not find anything that would warrant a reduction in the current value. The comps that the appellant provided were sales of properties after the date of assessment. Raymond Atwater made a motion to make no change to the value. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Carola Ekelund **765171 &**
Herzela Wagnborg **761207**

Thomas Whisnant is an appraiser who appeared with the appellants before the Board to appeal the values of their properties is located at 104 Raven Lane and 106 Raven Lane Carrboro, NC. The current values assigned to these properties by Orange County are \$290,086 for 104 Raven Ln. and \$223,430 for 106 Raven Ln. Ms. Ekelund and Ms. Wagnborg are sisters. Both properties are adjacent to one another and share a driveway. Both structures are of modular construction. Ms. Ekelund and Ms. Wagnborg had their properties value reduced after a 2010 informal appeal. The property at 104 Raven Lane is a 1296 square foot residential structure. This property also has a second detached structure that is 424 square feet with a ½ bath. The appellant states that she uses this structure as an office to do massage work. The property located at 106 Raven Lane is a 1296 square foot residential structure with a small patio in the back of the house. The appellants state that they feel that values are still over assessed, given the construction type of the residence and that these two properties share a main driveway. Mr. Whisnant presented the Board with appraisals for both properties dated March of 2009.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. Tom Heffner made a motion that no change be made to the valuation. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Sarah Madry 705671
Lawrence A Heyda 401697

The appellants listed above failed to appear before the Board. Since the appellants presented no evidence, Tom Hefner made a motion that no change be made to the value at this time. Should the property owners request to reschedule, prior to Board adjournment, the case can be reconsidered at that time. Jennifer March seconded the motion and the motion carried.

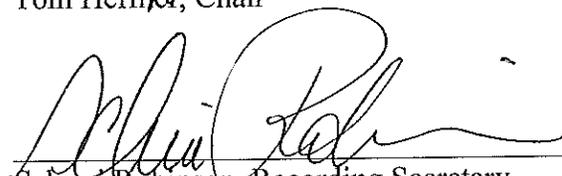
Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Tom Heffner made a motion to adjourn this meeting. Raymond Atwater seconded the motion and the meeting was adjourned at 5:00 pm.

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Tom Heffner, Chair



Scherri Robinson, Recording Secretary