

Mr. & Mrs. Camp appeared before the Board to appeal the value of their property located at 400 N BOUNDARY STEET, CHAPEL HILL NC. The current tax value assigned to the property by Orange County is \$685,155. Mr. Camp has already filed an informal appeal and has had a reduction to his valuation. The appellant feels that the value should be around the \$ 500,000. He submitted a broad range of comps and a spreadsheet of sales in 2008 for the Board to review.

During deliberations, the Board considered all information presented by the appellant. All sales of comparable properties were considered. The Board viewed property layouts of the neighborhood and the foot prints of all the surrounding properties in the neighborhood and felt that the value was in line with those of the neighborhood. Tom Heffner made a motion that no change be made to the valuation. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Joseph Polcaro 704614,705172,704287,703721,702574,748567

Commercial Properties

Mr. Polcaro appeared before the Board to appeal the value of several of his properties. The current value assigned to the property by Orange County and the addresses are stated below.

Tract 704614. The legal description of the property is N COLUMBIA ST. The current tax value assigned to the property by Orange County \$561,636.

Tract 705172, located at 205 N COLUMBIA ST CHAPEL HILL NC. The current tax value assigned to the property by Orange County \$ 633,006.

Tract 704287, located at 208 PRITCHARD AVE CHAPEL HILL, NC. The current tax value assigned to the property by Orange County \$ 485,007.

Tract 703721 located at 108 W ROSEMARY ST CHAPEL HILL, NC. The current tax value assigned to the property by Orange County \$ 323,233.

Tract 702574. The legal description of the property is P/O #5-6 W N PRITCHARD. The current tax value assigned to the property by Orange County \$ 490,335.

Tract 748567. The legal description of the property is E/O PRITCHARD AVE. The current tax value assigned to the property by Orange County \$ 87,139.

Mr. Polcaro told the Board that his properties should not be valued this high due to the locations of these properties. He feels that the homeless shelter that is located next to his properties should have caused the values go down instead of going up. Mr. Polcaro stated an appraisal of the properties has it appraised for around one million. He feels that the property should be assessed back two to three years prior.

During deliberations, the Board considered all information presented by the appellant. The Board requesting that this appeal is brought back for the Commercial Board to render a decision on June 10th.

Marion Ballard **552908**

Mr. Ballard appeared before the Board to appeal the value of his property located at 3517 IVA ADA DRIVE, HILLSBOROUGH, NC. The current value assigned to the property by Orange County is \$ 488,992. Mr. Ballard submitted a packet that contained a refinancing appraisal that was conducted in October of 2009. The property was appraised at \$385,000. The appraisal comps that the appellant provided were not valid comps due to the fact that they were all in Durham County. This property has 8.64 acres with a 2862 square foot residence.

During deliberations, the Board considered all information presented by the appellant and that which was offered by the county. The Board felt that the appellant did not present enough evidence to prove the value needed to be changed. Tom Heffner made a motion that no change be made to the valuation. Jennifer Marsh seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Cathy Wilhelm **751663**

Ms. Wilhelm appeared before the Board to appeal the value of her property located at 200 CHIMENEAS PLACE, CHAPEL HILL, NC. The current value assigned to the property by Orange County is \$ 1,990,664. This property is a 5.13 acre lot improved with a 7151 square foot residence. Ms. Wilhelm presented the board with a packet that contained an appraisal for \$1,600,000 and comps of the sales in the area for the Board to review. The appellant paid \$2,350,000 for this property in August of 2007. She also stated that nothing in the neighborhood had sold for more than 1.4 million.

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 felt that the valuation was in line for this property. Tom Heffner made a motion that no change be made to this valuation. Raymond Atwater seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Diane Boles **374012**

Mr. & Mrs. Boles appeared before the Board to appeal the value of their property located at 409 MOURNING DOVE COURT, MEBANE, NC. The current value assigned to the property by Orange County is \$203,136. It is a 2096 square foot residence location on a .14 acre lot. This property was purchased in November of 2009 for \$ 173,415. The Boles feel that their value is too high. They feel that their property should be valued at \$ 173,415. The appellants presented comps for the Board to review. The Boles stated that their property card had incorrect information detail on it. They stated that they do not have a fireplace.

During deliberations, the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. The Board reviewed the information provide and found that the roofline over the garage had an incorrect measurement. Jennifer Marsh made a motion to change the LQ (Living Quarter) to 240 square foot and remove the fireplace detail from the property card. Raymond Atwater 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. Jennifer Marsh seconded the motion and the meeting was adjourned at 3:52 pm.



Tom Heffner, Chair



Scherri Robinson, Recording Secretary