

MINUTES
Board of Equalization and Review
May 5, 2009

Board Members Present: Jerry Kruter, Chair
Barbara Levine

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

Mr. Kruter called the meeting to order at 1:07 p.m. on Tuesday, May 5, 2009.

Brian Herbst 662788

Mr. Herbst's property is located at 4414 Bradford Rd., Efland, NC. The current tax value assigned to the property by Orange County is \$495,045. Mr. Herbst presented the Board with an appraisal effective April 2009, with an appraised value of \$419,000.

During deliberations, the Board considered all information presented by the appellant. It was pointed out that county records indicate a square footage of 3355, but Mr. Herbst's appraisal shows 3800 square feet. The Board reviewed all available sales. Jerry Kruter made a motion to send a staff appraiser to re-measure Mr. Herbst's home and make appropriate changes. The Board directed staff to bring this appeal back to the Board for further review. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Liu Dian Xin & Qiang Guan 741569

The appellant's property is located at 103 Colchester Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$224,228. The appellant's believe the 28% increase is excessive.

During deliberations, the Board considered all information presented by the appellants. The Board reviewed all available sales in the Colony Lake area. Jerry Kruter made a motion to make no change to the current valuation. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Kim Hanlon **758429**

Ms. Hanlon's property is located at 116 Graylyn Drive, Chapel Hill, NC in Southern Village. The current tax value assigned to the property by Orange County is \$773,876. The appellant believes the market value is closer to \$659,000, or \$185 per square foot. The home is 3503 square feet, 4 bedrooms, 3.5 baths, with an unfinished 3rd floor.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. It was noted that the baths, bedrooms and square footage of bonus room over garage are incorrect on the county record. Jerry Kruter made a motion to correct these items and that no further change be made to value. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Anne Hassell **470169**

Ms. Hassell's property is a townhouse located at 509 Bartlett Cr., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$233,523. According to Ms. Hassell, the square footage for the townhome is 1824, whereas the county record indicates 2020 SF. Ms. Hassell will fax documentation showing actual square footage.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. It was noted that some of the first townhomes built in this complex were built with higher quality workmanship and material, and therefore have a higher valuation. Jerry Kruter made a motion to send a staff appraiser to re-measure Ms. Hassell's home and determine if it is one of the higher-value units. The appraiser's findings will be brought back to the Board for reconsideration. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Brad & Angela Riley **168275**

The appellant's failed to appear before the Board, but asked that their documentation serve as their appeal. Mr. & Mrs. Riley's property is located at 8710 Bunny Rd., Rougemont, NC. The current tax value assigned to the property by Orange County is

\$244,714. Documentation included a copy of an appraisal done April 2009 with an appraised value of \$222,000.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all available sales in the area. Jerry Kruter made a motion to make no change to the current valuation. Barbara Levine seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Harry Piersma & Margaret Dupon 531585

The appellant's did not appear before the Board, but asked that their documentation serve as their appeal. Mr. Piersma's property is located at 2105 Buck Quarter Farms Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$448,958. Mr. Piersma's documentation included an appraisal effective April 2009 with a value of \$403,000.00.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. It was noted that the county records indicate 3 baths, when actually there are 2.5. Barbara Levine made a motion that the grade be adjusted downward from A+30 to A+25 and the number of baths be corrected to reflect 2.5, which should adjusted the value to \$436,958±. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Jenny Shigekawa 718174

Ms. Shigekawa failed to appear before the Board, but the Board reviewed her documentation. The appellant's is located at 6 Winding Creek, Chapel Hill. The current tax value assigned to the property by Orange County is \$184,141.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. Barbara Levine made a motion that no change be made to the valuation. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Mr. Scott Dorsett, Appraiser for the Strickland's estate, appeared before the Board on their behalf. The appellant's property is located northeast of Terry Road in Orange County. The current tax value assigned to the property by Orange County is \$484,057. Mr. Dorsett's presented an appraisal he completed in December 2008, with a market value of \$295,000. He feels this is more in line with the current market value of the property. Mr. Dorsett presented pictures of the tract and documentation that he believes substantiates his belief that the real estate market in the area has declined. He does not feel that a buyer would pay \$484,057 for this tract of land due to several negative factors that impact the value of the property. There is a power line easement that crosses the tract, the tract has no access except through a swampy area, and there is no state road frontage.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. At the recommendation of the Assessor, Jerry Kruter made a motion to change the base rate on the property from \$46,900 to \$34,000. Barbara Levine seconded the motion and the motion carried.

Ayes: 2

Noes: 0

<u>Lola Parker</u>	<u>502931</u>
<u>Hudson International, Inc.</u>	<u>715366</u>
<u>Hudson International, Inc.</u>	<u>706017</u>
<u>Hudson International, Inc.</u>	<u>706981</u>

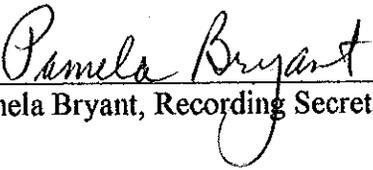
The appellant's listed above failed to appear before the Board. Since the appellants presented no evidence, Jerry Kruter made a motion that no change be made to the values at this time. Should any of these property owners request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Barbara Levine seconded the motion and the motion carried

Ayes: 2

Noes: 0

Having heard all the appeals scheduled on this date, Mr. Kruter made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 3:55 pm.


Jerry Kruter, Chair


Pamela Bryant, Recording Secretary