

MINUTES
Board of Equalization and Review
May 7, 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 1:00 p.m. on Thursday, May 7, 2009. Jerry Kruter made a motion to accept the minutes from the Board meeting May 5, 2009. Barbara Levine seconded the motion and the motion carried.

David & Julia Stickel **704031**

Mr. and Mrs. Stickel's property is located at 1201 Hatch Road, Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$302,007. Mr. and Mrs. Stickel feel the land value for their property is excessive due to septic system failures in a nearby neighborhood. They report having seen refuse standing in the ditches along Brookfield Dr. They presented the Board with a letter and a photograph, which further supports their position. The Stickel's property is located in the University Lake Protection Watershed area and this protection area does not allow for municipal sewer service. Ms. Stickel spoke to Paul Thames, the Orange County Engineer, and bases much of her letter on that conversation.

During deliberations, the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to send a staff appraiser to the area and report back to the Board regarding his findings. Also, Judy Ryan was directed by the Board to e-mail Paul Thames to get his response in writing regarding the sewer issues. No decision will be made at this time, but the matter will be brought back at a later date. Barbara seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Edward Montgomery 727999

Mr. Montgomery's property is located at 112 Boulder Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$333,369. The appellant believes the 33% increase is excessive. His home was built in 1975 and still has the same roof. There are 2.5 baths, but the half bath in the basement has never been workable due to plumbing issues.

During deliberations, the Board considered all information presented by the appellants. The Board reviewed all available sales. Jane Sparks made a motion to change baths to 2 and change depreciation from 20% to 22%. It was also recommended by staff that building sections C, D, & F be combined into one building unit, which was added to the motion. Jerry Kruter seconded the amended motion and the motion carried.

Ayes: 3
Noes: 0

Mebane Lumber & Hardware Co. 302400

Mr. Everett Greene appeared before the Board to appeal the valuation for a 3 acre lot located at the corner of Paylor St and Lancaster Rd., Mebane, NC. The current tax value assigned to the property by Orange County is \$24,474. The appellant feels the valuation is excessive because he cannot sell the lot. There is only one perc site, and two sites are required before someone can build.

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

Ayes: 3
Noes: 0

Regina Lanoe 367830

Ms. Lanoe's property is located at 2007 Pintail Drive, Mebane, NC. The current tax value assigned to the property by Orange County is \$175,307. Ms. Lanoe feels \$165,000 would be a more appropriate value based on comparable listing at 3000 Pintail Dr. The appellant will have a CMA done and fax to the Board.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all comparable sales in the area. Jane Sparks made a motion to correct the number of plumbing fixtures from 8 to 3. Should a CMA be received by June 1 that would justify a significant change in value, the Board will reconsider at that time. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

D2 Properties, LLC **774892**

The appellant's failed to appear before the Board, but asked that their documentation serve as their appeal. The subject property is a condominium in the Enclave complex, located at 519 Smith Level Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$146,828. The property was purchased in April 2009 for \$118,151.

During deliberations, the Board considered all information presented by the appellant. The Board reviewed all available sales in the area. Barbara Levine has acted as broker to Mr. David Wiener in the past and recused herself from voting. Jane Sparks made a motion that no change be made to the current valuation. Jerry Kruter seconded the motion and the motion carried.

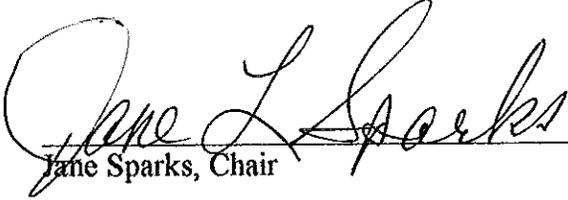
Ayes: 2
Noes: 0

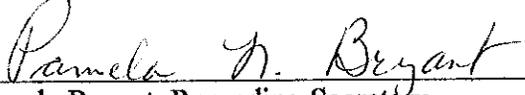
David A. Spence **766348**

The appellant listed above failed to appear before the Board. Since the appellant presented no evidence, Jane Sparks made a motion that no change be made to the value at this time. Should this property owner request to reschedule, prior to Board adjournment, his case can be reconsidered at that time. Jerry Kruter 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 3:09 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary