

**MINUTES**  
**2013 Board of Equalization and Review**  
**May 9, 2013**

Board Members Present: Jane Sparks, Chair  
Jennifer Marsh  
Bronwyn Merritt

Staff Members Present: Roger Gunn, Chief Appraiser  
Steve Hensley, Appraiser  
Scherri McCray, Recording Secretary

Ms. Sparks called the Board to order at 2:00 p.m. on Thursday May 9, 2013.

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***Carmen Villopoto***

***PIN # 9860909111***

Mr. Villopoto appeared before the Board to appeal the value of his property located at 220 LAKE MANOR ROAD, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 906,117. The appellant is requesting that the Board adjust his current valuation to \$ 792,000 citing that the comparable home sales that he obtained from the Value Appeal website support a reduced assessment. Mr. Villopoto stated that he did not understand how the County calculated his residential square footage at 5378 square feet. He inquired about how the County obtained that calculation. The appellant presented a floor plan of the subject. He noted that the main living area is 3600 square feet and that his basement in the garage is 549 square feet and the remaining basement is  $\frac{3}{4}$  unfinished. He also added that 1500 square feet of the subject is below grade.

Upon review of the property, the County stated that the information on record for the basement and other areas were inaccurate. The County recommended that the square footage of the house be adjusted to 4594 square feet, the subject structure be modified from  $1\frac{3}{4}$  story to  $1\frac{1}{2}$  story and the square footage of the finished basement be corrected to reflect the correct amount of the finished and unfinished areas.

During deliberation, the Board reviewed all documentation and information provided by the appellant and the County. After deliberation, Ms. Sparks revealed that the sales comparable submitted by the appellant had higher sales prices than what the appellant stated. She made a motion to accept the recommendations by the County which will change the value of the property from \$ 906,117 to \$ 889,000, bringing it within range of the subject's neighborhood. Ms. Marsh seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Ming Lang Zhao**

**PIN # 9870928633**

Mr. Zhao appeared before the Board to appeal the value of his property located at 217 CHATEAU PLACE, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 316,428. The appellant is requesting that the Board adjust his current valuation to \$ 285,000 citing a recent appraisal of his property supporting a reduced assessment. He presented the Board an appraisal with sales comparables reflecting 2013 values. The Board informed the appellant that the sales comparables had to reflect sales values before January 1, 2009. Mr. Zhao feels that in 2009 his property was valued higher than other properties in his subdivision and that his land value was 30 % higher than his neighbor's land value. Furthermore, he thinks that his value per square foot is incorrect. He described his property as a 2575 square foot end unit townhome with limited yard area. The appellant purchased this property in 2004 for \$ 282,000.

Upon review of the appellant's property, the County found that the square footage was incorrect and that an adjustment was needed to the finished second floor. The County recommended that the subject square footage be changed from 2700 sft. to 2588 sft. and that the subject's second floor be adjusted to full finished area. This would bring the new value to \$ 302,300, that is \$ 117 per square foot. The County noted that the end units in the appellant's subdivision were similar to the subjects'.

During deliberation, the Board reviewed all information and documents presented by the appellant and the County. After deliberation, Ms. Sparks made a motion to accept the County's recommendation to correct the square footage of the subject from 2700 sft. to 2588 sft and to accept the new value of \$ 302,300. Mrs. Marsh seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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**Jacques El-Chayeb**

**PIN # 9787016261**

Mr. El-Chayeb elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property is located at 1006 WAVE ROAD, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 39,496. The appellant's document stated that the property is a vacant lot within the Jordan Lake buffer zone rendering it non-buildable and therefore of no value. He claims the creek on the property feeds into Jordan Lake.

Upon review, the County stated that the lot currently had a -47% adjustment for the buffer zone and that the lot's value was at 50% of the adjacent lot's value.

The Board reviewed all documents presented by the appellant and the County. After deliberation, Mrs. Marsh motioned that no change be made to the current assessed value given that the County had already taken into consideration the property's location in the buffer area and 500 year flood zone. Furthermore, the appellant did not provide any evidence to prove the property was non-buildable nor that the County's assessed value was incorrect. Ms. Merritt seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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***Tonia Fearrington***

***PIN # 9836271793***

Tonia Fearrington postponed her appointment with the Board. She requested a rescheduling of this appointment.

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***Susan J. Anderson***

***PIN # 9880021215***

Ms. Anderson elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as her appeal. Her property is located at 102 CABERNET DRIVE, CHAPEL HILL. The current tax value assigned to the property by Orange County is \$ 269,925. She is questioning the living area of her property. She states that the property was erroneously measured at 40 feet deep when it should be 36 feet deep, making the living area of the property 1930 square feet instead of the recorded 2440 square foot. She submitted a survey for the Board to review.

Upon review, the County stated that after measuring the subject property and those of the surrounding condos, the County recommended that a correction to 38 feet depth was necessary on the subject's living area.

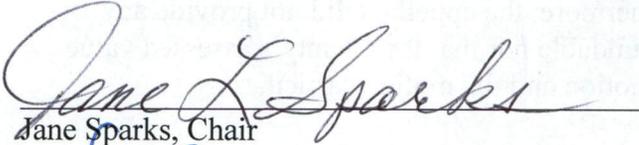
After reviewing all the documents and information presented by the appellant and the County, Ms. Sparks made a motion to accept the County's recommendation to correct the living area from 2440 sft. to 2319 sft. rendering a new value of \$ 260,200. Ms. Merritt seconded that motion and the motion carried.

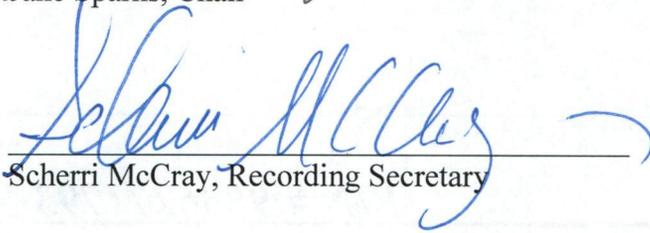
Ayes: 3

Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Ms. Merritt seconded the motion and the meeting was adjourned at 3:01 pm.

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Jane Sparks, Chair

  
Scherri McCray, Recording Secretary