

Board of Equalization and Review
November 17, 2009

Board Members Present: Barbara Levine, Chair
Margaret Brown
Bill Crowther

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Brad Allison, Staff Appraiser

Ms. Levine brought the meeting to order at 2:03pm

Mark Coyne Tract 758417

Mr. Coyne appeared and presented an appraisal prepared for the purpose of a mortgage refinance. The appraisal's effective date was March 24, 2009 with a concluded valuation of \$705,000.

The Board reviewed and considered all information supplied by the appellant and sales data offered by county staff. Mr. Crowther made a motion to adjust the grade of the residence to A+90. Ms. Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

George Fishman Tract 714025

Mr. & Ms. Fishman presented data comparing their property to other homes in their neighborhood. Mr. Fishman stated that the range was from \$445,000 to 475,000. The appellant additionally questioned the 15% reduction in the adopted tax rate and the 24% increase in valuation. In describing the property Ms. Fishman stated that their house has a gravel drive and only 2 baths which should make their home less desirable to others in the neighborhood.

The Board reviewed all the information presented and other sales data made available by the county. Mr. Crowther made a motion to accept the county's valuation. Ms. Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

George Stuart

Tract 740748

Mr. Stuart presented a Comparative Market Analysis prepared by Kristi Bowman. He believes the property's value should be around \$478,000. The property backs up to Eastwood and the Eastwood Apartments, which are rent subsidized. He also stated that the size of his home differs by about 400 square feet.

The Board considered the issues presented and reviewed all area sales. Ms. Levine made a motion to visit the property and re-measure the structure for accuracy. She also stated that the Board should review the data after the field review. Ms. Brown seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Evelyn Taylor

Tract 127699

Ms. Taylor stated that her property is in need of numerous cosmetic repairs. She also is concerned about the presence of "fiber-optic" poles lining her roadway. She presented a list of needed repairs to the Board for consideration.

The Board reviewed all data submitted and considered comparable sales in the area. Ms. Brown motioned to make no change to the valuation. Mr. Crowther seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Zelbie Lee House Jr. Tract 747259

Mr. House presented an appraisal prepared for the purpose of a mortgage refinance effective January 8, 2009 with a conclusion of value of \$377,000. Mr. House stated that the property has no curb and gutter, has a gravel drive, not in an established neighborhood and has only basic landscaping. He further informed that the school assignment is another devaluing issue.

The Board reviewed the data submitted by the appellant and sales presented by the county. Mr. Crowther made a motion to amend the grade of the structure to B-15 with no other changes being made. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

James Rabinowitz

Tract 713900

Mr. Rabinowitz suggested that his property would probably not sell for as much as most properties because his residence is a deck house. He stated that some land on Homestead Road is valued at \$3500 per acre while other property along the same road is valued at \$9500 per acre.

The subject has a 2-car detached garage with a studio above. Mr. Rabinowitz feels the appropriate value of the property would be about \$425,000.

The Board reviewed and considered all the information provided to them. Mr. Crowther made a motion to make a 13% adjustment on the land. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Woodrow Melton Tract 568333

Mr. Melton stated that he purchased the property in 2003 for \$150,000 as a buffer. Although adjoining the subdivision of Red Hill Farms his property is not a part of that community.

The Board reviewed the information supplied and reviewed the neighborhood sales. Mr. Crowther made a motion to adjust the land value to 66%. Ms. Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Dean Pittman Tract 754070

Mr. Pittman is a real estate broker and a contractor. He stated that the previous owner finished the attic but the layout and access to the attic was unconventional. Mr. Pittman added a dormer and bathroom to the attic in an effort to make the access less awkward. He compared this home to other homes in the neighborhood.

The Board considered and reviewed all the information presented. Ms. Brown made a motion to make an economic adjustment of 15% for the unconventional design and finish of the attic area. Ms. Levine seconded the motion and the motion carried.

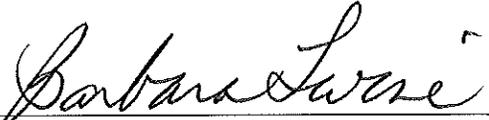
William Falvey Tract 763086

Mr. Falvey compared his home to a home across the street. He stated that the home across the street was the subdivision model yet its value is much lower. After reviewing the comparable property it was noted that it differed in size by about 300 square feet.

The Board reviewed and considered all the information submitted by the appellant and the sale offered by the county. Mr. Brown made a motion to adjust the land by 10% due to the subject property having road on three sides of the property.

Having heard all the appeals for the day, the Board adjourned at 4:52pm

Respectfully submitted by
Judy Ryan


Barbara Levine, Chair